



City of Valdez

212 Chenega Ave.
Valdez, AK 99686

Meeting Agenda

City Council

Tuesday, February 6, 2024

7:00 PM

Council Chambers

Regular Meeting

REGULAR AGENDA - 7:00 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

IV. APPROVAL OF MINUTES

1. [Approval of City Council Meeting Minutes - January 2, 2024](#)

V. PUBLIC BUSINESS FROM THE FLOOR

VI. CONSENT AGENDA

1. [Acceptance of Resignation of Library Board Member Sharry Miller](#)
2. [Approval of Extension #3 with Altman Rogers for Performance of the 2023 Financial Audit in the Amount of \\$91,250](#)
3. [Approval of City Clerk Employment Agreement](#)
4. [Approval of Transfer of Liquor License #5600 for Uber Tubers, Inc. dba The Potato Restaurant/Eating Place Seasonal](#)
5. [Appointments to VMHA Board of Directors - Applicants: Dan Gilson and Linda Guthrie](#)
6. [Approval of Agreement with Advocates for Victims of Violence \(AVV\) for the Operation and Management of the Snowtown Ice Classic .](#)
7. [Proclamation: Teen Dating Violence Awareness Month](#)
8. [Proclamation: Black History Month](#)

VII. UNFINISHED BUSINESS

1. [#23-68 - Approving Port Valdez Company Memorial Art Installation at Meals Hill](#)

VIII. NEW BUSINESS

1. [Approval to Accept HCC as Stop Loss Insurance Carrier as a Component of the 2024-2025 Benefit Renewal](#)
2. [Discussion Item - Department Operations Reports to Council](#)

IX. ORDINANCES

1. [#24-01 - Repealing and Reenacting Title 17 of the Valdez Municipal Code Titled Zoning and Adopting Official Zoning Maps. Second Reading. Adoption.](#)
2. [#24-02 - Amending Chapter 10.12 of the Valdez City Code Titled Parking. First Reading. Public Hearing.](#)
3. [#24-03 - Amending Chapter 3.12 Section 3.12.040 of the Valdez Municipal Code Titled Additional Exemptions. First Reading. Public Hearing.](#)

X. RESOLUTIONS

1. [#24-03 - Authorizing the Submission of a 2024 Homeland Security Grant Program \(HSGP\) State Homeland Security Grand Program \(SHSP\) Grant Application](#)
2. [#24-04 - Supporting the Update of the City's Hazard Mitigation Plan and Recognizing the Formation of a Hazard Mitigation Plan Planning Committee](#)

XI. REPORTS

1. [Contract Amendment Report: Contract Amendment with Bezek-Durst-Seiser, Inc., for the HHES Roofs, Doors & Siding Design in the Amount of \\$25,000.](#)
2. [Contract Amendment Report: Contract Amendment with DOWL, LLC for the Glacier Stream Erosion Mitigation Design in the Amount of \\$32,238.44.](#)
3. [Contract Amendment Report: Amendment #1 with R&M Consultants, Inc. for Construction Administration and Special Inspection Services - Whalen Avenue and St. Patrick Subdivision.](#)
4. [Monthly Treasury Report: December, 2023](#)
5. [Prince William Sound 2023 Needs Assessment Report](#)
6. [Procurement Report - Professional Services Agreement with Callan and Associates for Permanent Fund Investment Service](#)

XII. CITY MANAGER / CITY CLERK / CITY ATTORNEY / MAYOR REPORTS

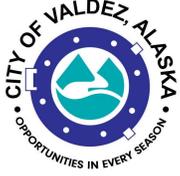
1. City Manager Report
2. City Clerk Report
3. City Attorney Report
4. City Mayor Report

XIII. COUNCIL BUSINESS FROM THE FLOOR

XIV. ADJOURNMENT

XV. APPENDIX

1. [February 2024 City Council Calendar](#)



Legislation Text

File #: 24-0041, **Version:** 1

ITEM TITLE:

Approval of City Council Meeting Minutes - January 2, 2024

SUBMITTED BY: Elise Sorum-Birk, Deputy City Clerk

FISCAL NOTES:

Expenditure Required: n/a

Unencumbered Balance: n/a

Funding Source: n/a

RECOMMENDATION:

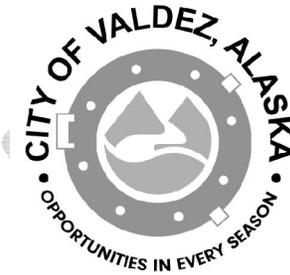
Review and approve.

SUMMARY STATEMENT:

Minutes from the January 2, 2024 meeting of the City Council are attached for review.

City of Valdez

212 Chenega Ave.
Valdez, AK 99686



Meeting Minutes - DRAFT

Tuesday, January 2, 2024

7:00 PM

Regular Meeting

Council Chambers

City Council

REGULAR AGENDA - 7:00 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

**Present: 5 - Mayor Sharon Scheidt
Mayor Pro Tem Alan Sorum
Council Member Todd Wegner
Council Member Jimmy Devens
Council Member Olivia Foster**

**Excused: 2 - Council Member Dennis Fleming
Council Member Austin Love**

**Also Present: City Clerk Sheri Pierce
City Manager John Douglas
City Attorney Jack Wakeland
Assistant City Manager Nate Duval
Deputy City Clerk Elise Sorum-Birk**

IV. APPROVAL OF MINUTES

- 1. Approval of City Council Meeting Minutes - November 21, 2023**
- 2. Approval of City Council Meeting Minutes - December 12, 2023**

Minutes were approved by consent.

V. PUBLIC APPEARANCES

- 1. Jack Victory and Eric Kros, Capitol Hill Consulting Group**

Victory and Kros provided a summary of items his group was working on behalf of the City, including:

- Coast Guard Cutter
- Childcare Crisis
- Appropriations Requests
- Secure Rural Schools

City Clerk Pierce clarified March 11th - 15th would be the best time for Council to visit Washington DC. Victory confirmed it would be.

City Manager Douglas requested the Council review the draft Federal Legislative

Priorities included in the agenda packet and provide feedback.

VI. PUBLIC BUSINESS FROM THE FLOOR

VII. CONSENT AGENDA

1. Appointments to VMHA Board of Directors - Applicants: Martha Barberio and Gary Minish

MOTION: Sorum moved, seconded by Devens, to approve all items on the consent agenda.

VOTE ON MOTION

Yays: 5 - Scheidt, Sorum, Wegner, Devens and Foster
MOTION CARRIED.

VIII. UNFINISHED BUSINESS

1. #23-68 - Approving Port Valdez Company Memorial Art Installation at Meals Hill

MOTION: Sorum moved, seconded by Devens, to postpone Resolution #23-68 approving Port Valdez Company Memorial Art Installation at Meals Hill to the next regular meeting of January 16, 2024.

VOTE ON MOTION

Yays: 5 - Scheidt, Sorum, Wegner, Devens and Foster
MOTION CARRIED.

2. #23-75 - Naming Rates and Fees for Use of Facilities in the Valdez Harbors and Repealing Resolution No. 23-19 Formerly Naming Such Rates and Fees

MOTION: Foster moved, seconded by Wegner, to approve Resolution # 23-75 Naming Rates and Fees for Use of Facilities in the Valdez Harbors and Repealing Resolution No. 23-19 Formerly Naming Such Rates and Fees.

VOTE ON MOTION

Yays: 5 - Scheidt, Sorum, Wegner, Devens and Foster
MOTION CARRIED.

IX. NEW BUSINESS

1. Approval of Change Order #4 for the Valdez Civic and Senior Center Controls Upgrades Project in the amount of \$114,262.28

MOTION: Wegner moved, seconded by Foster, to approve Change Order #4 for the Valdez Civic and Senior Center Controls Upgrades Project in the Amount of \$114,262.28.

Council Member Foster asked why the cost had not been included in the initial proposal. Capital Facilities Director Duval stated it had been an oversight to not include it in the original scope of work.

VOTE ON MOTION

Yays: 5 - Scheidt, Sorum, Wegner, Devens and Foster
MOTION CARRIED.

1. #24-01 - Authorizing the Submission of a RAISE Grant Application to US Department of Transportation to Assist with Pavement Management Plan Implementation

MOTION: Devens moved, seconded by Foster, to approve Resolution #24-01 Authorizing the Submission of a RAISE Grant Application to US Department of Transportation to Assist with Pavement Management Plan Implementation.

VOTE ON MOTION

Yays: 5 - Scheidt, Sorum, Wegner, Devens and Foster
MOTION CARRIED.

X. REPORTS

- 1. Title 17 Zoning Ordinance Public Hearing Notice**
- 2. Monthly Treasury Report October**

XI. CITY MANAGER / CITY CLERK / CITY ATTORNEY / MAYOR REPORTS

- 1. City Manager Report**
 - a. City Manager Report: 2023 PWSEDD Resolutions for City Council Review**

City Manager Douglas noted he had accepted the position of treasurer with the Prince William Sound Economic Development District and had included the group's 2023 resolutions in the agenda packet. He stated the District was looking for a new project to consider and asked if Council had any ideas on where they could focus their energies. He stated the fishing industry was one area of consideration. Council Member Foster expressed a desire for the District to partner with the City on the Childcare Crisis.

2. City Clerk Report

City Clerk Pierce reminded the Council of the upcoming City Clerk evaluation.

3. City Attorney Report

Attorney Wakeland provided updates on cases his firm is working on for the City, including escaped property.

4. City Mayor Report

XIII. COUNCIL BUSINESS FROM THE FLOOR

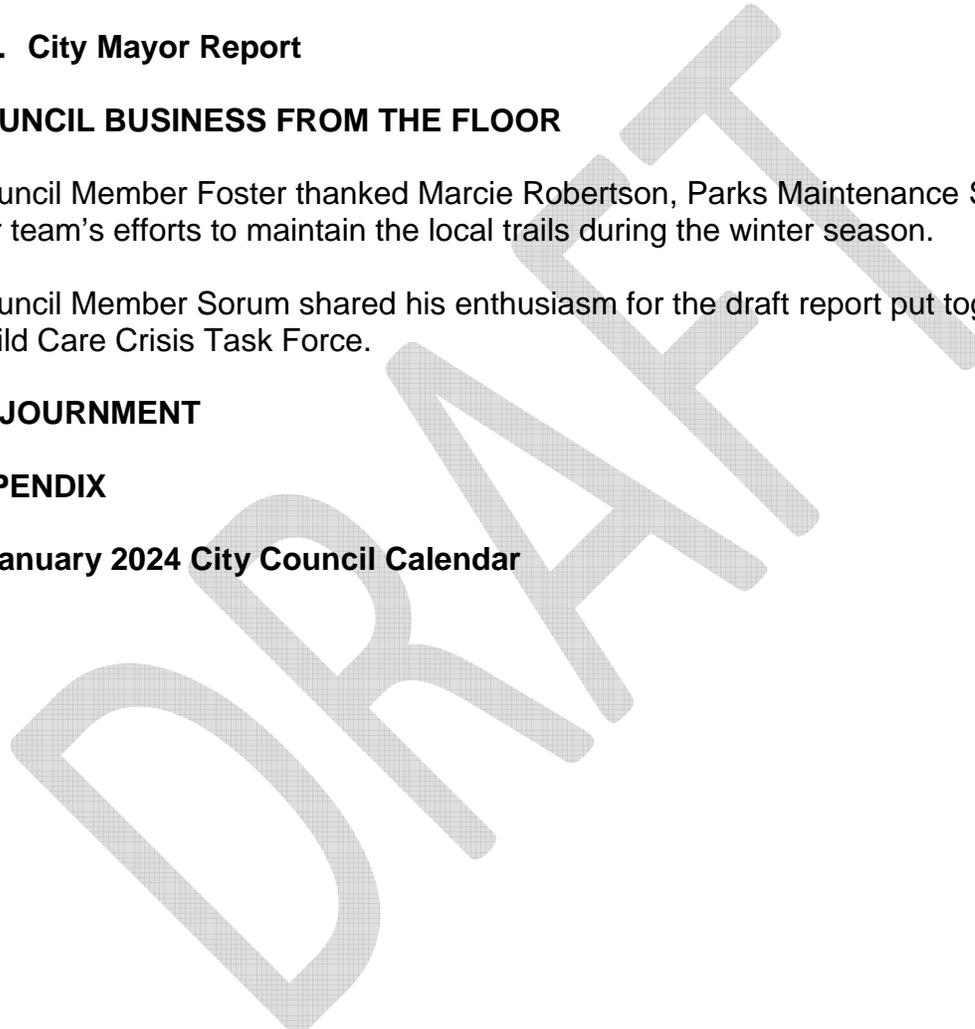
Council Member Foster thanked Marcie Robertson, Parks Maintenance Supervisor, for her team's efforts to maintain the local trails during the winter season.

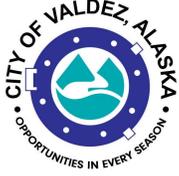
Council Member Sorum shared his enthusiasm for the draft report put together by the Child Care Crisis Task Force.

XIV. ADJOURNMENT

XV. APPENDIX

1. January 2024 City Council Calendar





Legislation Text

File #: 24-0035, **Version:** 1

ITEM TITLE:

Acceptance of Resignation of Library Board Member Sharry Miller

SUBMITTED BY: Elise Sorum-Birk, Deputy City Clerk

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

Accept resignation.

SUMMARY STATEMENT:

Section XIII.E.19 of Council Policies and Procedures (re: citizens advisory groups) states “*Any member wishing to resign from a citizen advisory group prior to the completion of their full term shall provide written notice to their staff liaison who will forward such notice to the City Clerk’s Office for processing and formal acceptance by City Council*”.

Library Board Member Sharry Miller submitted her resignation to the Library Board and Clerk’s Office by email on December 12, 2024.

Miller’s term was set to expire in August 2024. The Clerk’s Office will advertise this partial vacancy.

From: [sharry miller](#)
To: [Lester Greene](#); [Carl Oberg](#); [Dennis Humphrey](#); [Jay Stevens](#); [Wendy Langseth](#); [Kent Runion](#); [Sadie Blancaflor](#)
Cc: [Molly Walker](#); [Sarah Baker](#); [Elise Sorum-Birk](#)
Subject: Library board
Date: Tuesday, December 5, 2023 2:13:07 PM

Hello all,

I regret to inform you that I have to resign from the library board effective immediately. As I looked at my schedule for the coming months, I realized I was only going to be able to attend half of the meetings, at most. My mother was diagnosed with dementia earlier this year, so I've been traveling back and forth to Eagle River at least once a month to help her. I've enjoyed being on the board with all of you, and will continue to support the library in whatever way I can.

Take care,

Sharry Miller



Legislation Text

File #: 24-0044, **Version:** 1

ITEM TITLE:

Approval of Extension #3 with Altman Rogers for Performance of the 2023 Financial Audit in the Amount of \$91,250

SUBMITTED BY: Jordan Nelson, Finance Director

FISCAL NOTES:

Expenditure Required: \$91,250

Unencumbered Balance: \$91,250

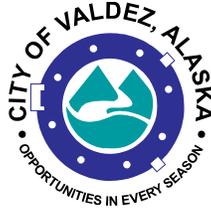
Funding Source: 001-5300-43200, City Council, Professional Fees & Services

RECOMMENDATION:

Approve Professional Services Agreement Extension with Altman Rogers for performance of the 2023 financial audit in the amount of \$91,250

SUMMARY STATEMENT:

This contract extension formalizes the engagement of the third of three optional extensions to the original contract executed in late 2019, for performance of the 2023 Financial Audit



**City of Valdez
Contract Extension #3**

THIS EXTENSION (“EXTENSION”) to the AGREEMENT FOR PROFESSIONAL SERVICES (“AGREEMENT”) dated the 6th day of November, 2019, between the CITY OF VALDEZ, ALASKA, (“City”) and Altman Rogers (“Consultant”), is hereby made effective the ___ day of _____, 2024.

Project: Audit

Project No: n/a

Contract No.: 1564

Cost Code: 001.5300.43200

Consultant’s project manager under this agreement is Grant Todd

City’s project manager is Jordan Nelson

ARTICLE 1. Justification

The above-referenced AGREEMENT requires modification due to the following requirements or conditions: (1) Extension of term for one year and (2) Specification of related Not to Exceed costs.

ARTICLE 2. Scope of Work - Period of Performance

Scope of Work and/or Period of Performance to the above-referenced AGREEMENT shall be modified as follows:

The Period of Performance is extended to 12/31/2024.

ARTICLE 3. Compensation

Compensation shall be modified as follows:

Compensation under this EXTENSION is not to exceed \$91,250

Agreement for Services
Project: Audit
Project No. n/a
Contract No. 1564
Cost Code: 001.5300.43200



ARTICLE 4. Extent of Agreement:

The above referenced AGREEMENT, including this and all previously authorized EXTENSIONS and appendices, represents the entire and integrated AGREEMENT between the City and the Contractor.

Nothing contained herein may be deemed to create any contractual relationship between the City and any Subconsultants or material suppliers; nor may anything contained herein be deemed to give any third party a claim or right of action against the City or the Contractor which does not otherwise exist without regard to this EXTENSION.

All terms, conditions, and provisions of the above referenced AGREEMENT, to include all previously authorized EXTENSIONS, remain in full force and effect, except as specifically modified herein by this EXTENSION.

IN WITNESS WHEREOF, the parties to this presence have executed this EXTENSION in two (2) counterparts, each of which shall be deemed an original, on the date first mentioned above.

Altman Rogers

**CITY OF VALDEZ, ALASKA
APPROVED:**

Name of Company Rep Authorized to Sign

Sharon Scheidt, Mayor

BY: _____

Date: _____

TITLE: _____

ATTEST:

DATE: _____

FEDERAL ID #: _____

Elise Sorum-Birk, Deputy City Clerk

Date: _____

Signature of Company Secretary or Attest

John Douglas, City Manager

Date: _____

Date: _____

**APPROVED AS TO FORM:
Brena, Bell & Walker P.C.**

RECOMMENDED:

Jon S. Wakeland

Jordan Nelson, Finance Director

Date: _____

Date: _____

January 10, 2024

Jordan Nelson, Finance Director
City of Valdez
P.O. Box 307
212 Chenega Avenue
Valdez, Alaska 99686

Dear Mr. Nelson:

Enclosed is the engagement letter to provide audit services for the year ended December 31, 2023. We will address our engagement letter to the Audit Committee or Mayor; however, they may authorize anyone to sign this contract.

After this engagement letter is signed and returned please either call or email me at grantt@altrogco.com with your preferences for fieldwork dates. Please feel free to contact me with any questions at (907) 274-2992.

Sincerely,

ALTMAN, ROGERS & CO.



Grant R. Todd, CPA
Principal

Enclosures

January 10, 2024

Audit Committee or Chairman of the Board of Directors
City of Valdez
P.O. Box 307
212 Chenega Avenue
Valdez, AK 99686

Dear Audit Committee or Chairman,

We are pleased to confirm our understanding of the services we are to provide for City of Valdez for the year ended December 31, 2023.

Audit Scope and Objectives

We will audit the financial statements of the governmental activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information, including the disclosures, which collectively comprise the basic financial statements, of City of Valdez as of and for the year ended December 31, 2023. Accounting standards generally accepted in the United States of America (GAAP) provide for certain required supplementary information (RSI), such as budgetary comparison schedules, to supplement City of Valdez's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to City of Valdez's RSI in accordance with auditing standards generally accepted in the United States of America (GAAS). These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient appropriate evidence to express an opinion or provide any assurance. The following RSI is required by GAAP and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis,
- 2) Budgetary comparisons schedules.
- 3) Schedules of proportionate share of the net pension and the OPEB liabilities and contributions.

We have also been engaged to report on supplementary information other than RSI that accompanies City of Valdez's financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with GAAS, and we will provide an opinion on it in relation to the financial statements as a whole in a separate written report accompanying our auditor's report on the financial statements or in a report combined with our auditor's report on the financial statements.

- 1) Schedule of expenditures of federal awards and related notes.
- 2) Schedule of state financial assistance and related notes.
- 3) Additional supplementary information.

The objectives of our audit are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and issue an auditor's report that includes our opinions about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP, and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements. The objectives also include reporting on:

- Internal control over financial reporting and compliance with provisions of laws, regulations, contracts, and award agreements, noncompliance with which could have a material effect on the financial statements in accordance with *Government Auditing Standards*.
- Internal control over compliance related to major programs and an opinion (or disclaimer of opinion) on compliance with federal statutes, regulations, and the terms and conditions of federal and state awards that could have a direct and material effect on each major program in accordance with the Single Audit Act Amendments of 1996 and Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance) and the *State of Alaska Audit Guide and Compliance Supplement for State Single Audits*.

Auditor's Responsibilities for the Audit of the Financial Statements and Single Audit

We will conduct our audit in accordance with GAAS; the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; the Single Audit Act Amendments of 1996; the provisions of the Uniform Guidance; and the *State of Alaska Audit Guide and Compliance Supplement for State Single Audits*, and will include tests of accounting records, a determination of major program(s) in accordance with Uniform Guidance and the *State of Alaska Audit Guide and Compliance Supplement for State Single Audits*, and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS and *Government Auditing Standards*, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of waste and abuse is subjective, *Government Auditing Standards* do not expect auditors to perform specific procedures to detect waste or abuse in financial audits nor do they expect auditors to provide reasonable assurance of detecting waste or abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements or noncompliance may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements or on major programs. However, we will inform the appropriate level of management of any material errors, any fraudulent financial reporting, or misappropriation of assets that come to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. We will include such matters in the reports required for a Single Audit. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of receivables and certain assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will also request written representations from your attorneys as part of the engagement.

We have identified the following significant risk(s) of material misstatement as part of our audit planning:

- 1) Improper revenue recognition.
- 2) Management override of internal controls.

We may, from time to time and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

Our audit of financial statements does not relieve you of your responsibilities.

Audit Procedures—Internal Control

We will obtain an understanding of the government and its environment, including internal control relevant to the audit, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*. As required by the Uniform Guidance and the *State of Alaska Audit Guide and Compliance Supplement for State Single Audits*, we will perform tests of controls over compliance to evaluate the effectiveness of the design and operation of controls that we consider relevant to preventing or detecting material noncompliance with compliance requirements applicable to each major federal and state award program. However, our tests will be less in scope than would be necessary to render an opinion on those controls and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to the Uniform Guidance and the *State of Alaska Audit Guide and Compliance Supplement for State Single Audits*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards, *Government Auditing Standards*, and the Uniform Guidance and the *State of Alaska Audit Guide and Compliance Supplement for State Single Audits*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of City of Valdez's compliance with provisions of applicable laws, regulations, contracts, and agreements, including grant agreements. However, the objective of those procedures will not be to provide an opinion on overall compliance, and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

The Uniform Guidance and the *State of Alaska Audit Guide and Compliance Supplement for State Single Audits* requires that we also plan and perform the audit to obtain reasonable assurance about whether the auditee has complied with federal and state statutes, regulations, and the terms and conditions of federal and state awards applicable to major programs. Our procedures will consist of tests of transactions and other applicable procedures described in the *OMB Compliance Supplement* for the types of compliance requirements that could have a direct and material effect on each of City of Valdez's major programs. For federal and state programs that are included in the Compliance Supplement, our compliance and internal control procedures will relate to the compliance requirements that the Compliance Supplement identifies as being subject to audit. The purpose of these procedures will be to express an opinion on City of Valdez's compliance with requirements applicable to each of its major programs in our report on compliance issued pursuant to the Uniform Guidance and the *State of Alaska Audit Guide and Compliance Supplement for State Single Audits*.

Other Services

We will assist in the preparation of the federal data collection form, financial statements, schedule of expenditures of federal awards, schedule of state financial assistance, and related notes of City of Valdez in conformity with accounting principles generally accepted in the United States of America and the Uniform Guidance and the State of Alaska Audit Guide and Compliance Supplement for State Single Audits based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. We will perform the services in accordance with applicable professional standards. The other services are limited to the preparation of the federal data collection form previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

You agree to assume all management responsibilities for the preparation of the federal data collection form and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the federal data collection form, and that you have reviewed and approved the preparation of the federal data collection form and have accepted responsibility for them. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Responsibilities of Management for the Financial Statements and Single Audit

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for (1) designing, implementing, establishing, and maintaining effective internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including internal controls over federal awards, and for evaluating and monitoring ongoing activities to help ensure that appropriate goals and objectives are met; (2) following laws and regulations; (3) ensuring that there is reasonable assurance that government programs are administered in compliance with compliance requirements; and (4) ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles; for the preparation and fair presentation of the financial statements, schedule of expenditures of federal awards, and schedule of state financial assistance, and all accompanying information in conformity with accounting principles generally accepted in the United States of America; and for compliance with applicable laws and regulations (including federal and state statutes), rules, and the provisions of contracts and grant agreements (including award agreements). Your responsibilities also include identifying significant contractor relationships in which the contractor has responsibility for program compliance and for the accuracy and completeness of that information.

You are also responsible for making drafts of financial statements, schedule of expenditures of federal awards, schedule of state financial assistance, all financial records, and related information available to us and for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) access to personnel, accounts, books, records, supporting documentation, and other information as needed to perform an audit under the Uniform Guidance and the *State of Alaska Audit Guide and Compliance Supplement for State Single Audits*; (3) additional information that we may request for the purpose of the audit; and (4) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about the financial statements; schedule of expenditures of federal awards; schedule of state financial assistance, federal and state award programs; compliance with laws, regulations, contracts, and grant agreements; and related matters.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants. You are also responsible for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts, and grant agreements that we report. Additionally, as required by the Uniform Guidance and the *State of Alaska Audit Guide and Compliance Supplement for State Single Audits*, it is management's responsibility to evaluate and monitor noncompliance with federal and state statutes, regulations, and the terms and conditions of federal awards; take prompt action when instances of noncompliance are identified including noncompliance identified in audit findings; promptly follow up and take corrective action on reported audit findings; and prepare a summary schedule of prior audit findings and a separate corrective action plan. The summary schedule of prior audit findings should be available for review at the start of the audit.

You are responsible for identifying all federal and state awards received and understanding and complying with the compliance requirements and for the preparation of the schedule of expenditures of federal awards schedule of state financial assistance (including notes and noncash assistance received, and COVID-19-related concepts, such as lost revenues, if applicable) in conformity with the Uniform Guidance and the *State of Alaska Audit Guide and Compliance Supplement for State Single Audits*. You agree to include our report on the schedule of expenditures of federal awards, schedule of state financial assistance in any document that contains, and indicates that we have reported on, the schedule of expenditures of federal awards, and schedule of state financial assistance. You also agree to include the audited financial statements with any presentation of the schedule of expenditures of federal awards, and schedule of state financial assistance that includes our report thereon or make the audited financial statements readily available to intended users of the schedule of expenditures of federal awards, and schedule of state financial assistance no later than the date the schedule of expenditures of federal awards, and schedule of state financial assistance is issued with our report thereon. Your responsibilities include acknowledging to us in the written representation letter that (1) you are responsible for presentation of the schedule of expenditures of federal awards and schedule of state financial assistance in accordance with the Uniform Guidance and the *State of Alaska Audit Guide and Compliance Supplement for State Single Audits*; (2) you believe the schedule of expenditures of federal awards and schedule of state financial assistance, including its form and content, is stated fairly in accordance with the Uniform Guidance and the *State of Alaska Audit Guide and Compliance Supplement for State Single Audits*; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the schedule of expenditures of federal awards and schedule of state financial assistance.

You are also responsible for the preparation of the other supplementary information, which we have been engaged to report on, in conformity with U.S. generally accepted accounting principles (GAAP). You agree to include our report on the supplementary information in any document that contains, and indicates that we have reported on, the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon or make the audited financial statements readily available to users of the supplementary information no later than the date the supplementary information is issued with our report thereon. Your responsibilities include acknowledging to us in the written representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits, or other studies related to the objectives discussed in the Audit Scope and Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions for the report, and for the timing and format for providing that information.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash, accounts receivable, or other confirmations we request and will locate any documents selected by us for testing.

At the conclusion of the engagement, we will complete the appropriate sections of the Data Collection Form that summarizes our audit findings. It is management's responsibility to electronically submit the reporting package (including financial statements, schedule of expenditures of federal awards, summary schedule of prior audit findings, auditor's reports, and corrective action plan) along with the Data Collection Form to the federal audit clearinghouse. We will coordinate with you the electronic submission and certification. The Data Collection Form and the reporting package must be submitted within the earlier of 30 calendar days after receipt of the auditor's reports or nine months after the end of the audit period.

We will provide copies of our reports to governing body of City of Valdez; however, management is responsible for distribution of the reports and the financial statements. Unless restricted by law or regulation, or containing privileged and confidential information, copies of our reports are to be made available for public inspection.

The audit documentation for this engagement is the property of Altman, Rogers & Co. and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to the governing body of City of Valdez or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Altman, Rogers & Co. personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date or for any additional period requested by the Cognizant Agency, Oversight Agency for Audit, or Pass-through Entity. If we are aware that a federal and state awarding agency, pass-through entity, or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Grant Todd is the engagement partner and is responsible for supervising the engagement and signing the reports or authorizing another individual to sign them.

The estimated fee for our services will be \$91,250 including out-of-pocket costs. This fee is based on two federal and four state programs selected as major programs for compliance purposes. Each additional compliance program will increase the fee by \$1,000. This estimate is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered. If significant additional time is necessary, we will discuss it with you and arrive at a new fee before we incur the additional costs. Preparation of the Data Collection Form for the Federal Audit Clearinghouse is included in this fee.

Our standard hourly rates vary according to the degree of responsibility involved and the experience level of the personnel assigned to your audit. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. In accordance with our firm policies, work may be suspended if your account becomes 30 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report(s). You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination.

Reporting

We will issue written reports upon completion of our Single Audit. Our reports will be addressed to governing body of City of Valdez. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor's report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or issue reports, or we may withdraw from this engagement.

The *Government Auditing Standards* report on internal control over financial reporting and on compliance and other matters will state that (1) the purpose of the report is solely to describe the scope of testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance, and (2) the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. The Uniform Guidance and the *State of Alaska Audit Guide and Compliance Supplement for State Single Audits* report on internal control over compliance will state that the purpose of the report on internal control over compliance is solely to describe the scope of testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance and the *State of Alaska Audit Guide and Compliance Supplement for State Single Audits*. Both reports will state that the report is not suitable for any other purpose.

We appreciate the opportunity to be of service to City of Valdez and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the attached copy and return it to us.

Sincerely,

ALTMAN, ROGERS & CO.



Grant R. Todd, CPA
Principal

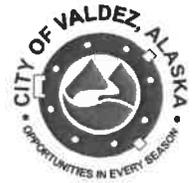
RESPONSE:

This letter correctly sets forth the understanding of City of Valdez.

Management signature: _____

Title: _____

Date: _____



**City of Valdez
Agreement for Professional Services**

THIS AGREEMENT between the CITY OF VALDEZ, ALASKA, (“City”) and ALTMAN, ROGERS, AND COMPANY, APC (“Consultant”) is effective on the 6th day of November, 2019.

All work under this agreement shall be referred to by the following:

Project: Audit

Project No:

Contract No.: 1564

Cost Code: 001-5300 43200

Consultant’s project manager under this agreement is Grant Todd.

Consultant’s project manager may not be changed without the written consent of the City.

City’s project manager is Brian Carlson.

ARTICLE 1. Scope of Work

1.1 The scope of work to be performed hereunder is more completely described in Appendix A which is incorporated herein by reference.

ARTICLE 2. Compensation

2.1 Compensation shall be paid in accordance with the Basis of Compensation Schedule attached hereto as Appendix B and incorporated herein by reference.

ARTICLE 3. Period of Performance

3.1 The Consultant agrees to commence work under this agreement only as authorized by and in accordance with written notice to proceed and to complete the work in accordance with the Scope of Work (Appendix A).

3.2 The period of performance under this agreement shall be two (2) years from the date of execution, with three one-year extensions possible at the City’s option. The total contract period including extensions shall not exceed five (5) years.

Agreement for Professional Services
Project: Audit
Project No.:
Contract No.:
Cost Code:



ARTICLE 4. Subconsultants

4.1 The Consultant shall be responsible for the performance of all services required under this agreement.

ARTICLE 5. Insurance

5.1 In accordance with the provision contained in the General Conditions (Appendix C), the following minimum limits of insurance coverage are required:

<u>Type of Insurance</u>	<u>Limits of Liability</u>	
	<u>Each Occurrence</u>	<u>Aggregate</u>
Workers' Compensation	Statutory	Statutory
Employers' General	\$1,000,000	\$1,000,000
Commercial General Liability*	\$1,000,000	\$2,000,000
Comprehensive Automobile Liability**	\$1,000,000	\$2,000,000
Professional Liability	\$1,000,000	\$1,000,000

*(including Broad Form Property Damage Coverage and Completed Operations Coverage)

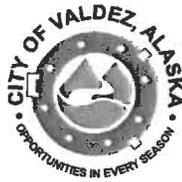
**Hired Non-Owned Coverage in lieu of Comprehensive Auto Coverage satisfies this requirement.

ARTICLE 6. Appendices

7.1 The following appendices are attached to this agreement and incorporated herein:

<u>Appendix</u>	<u>Title</u>
A	Scope of Work
B	Basis of Compensation
C	General Conditions

Agreement for Professional Services
Project: Audit
Project No.:
Contract No.:
Cost Code:



IN WITNESS WHEREOF, the parties to this presence have executed this CONTRACT in two (2) counterparts, each of which shall be deemed an original, in the year and day shown below.

ALTMAN, ROGERS & CO.

BY: *[Signature]*

DATE: 11-6-19

TITLE: Principal

FEDERAL ID #: 92-0143182

3000 C St. Suite 201
Mailing Address

Anchorage, AK 99503
City, State, Zip Code

[Signature]
Signature of Company Secretary or Attest

Date: 11/6/19

CITY OF VALDEZ, ALASKA
APPROVED:

[Signature]
Jeremy, O'Neil, Mayor

Date: 11/14

[Signature]
MARK DETER, City Manager

Date: 11/13/19

ATTEST:

[Signature]
Sheri L. Pierce, MMC, City Clerk

Date: 11-14-19

APPROVED AS TO FORM:
Brena, Bell & Walker, P.C.

[Signature]
Jon S. Wakeland

Date: 10-25-19



Agreement for Professional Services
Project: Audit
Project No.:
Contract No.:
Cost Code:



Appendix A **Scope of Work**

BASIC SERVICES

Consultant shall express an opinion on the fair presentation of the City's general purpose financial statements conforming with generally accepted accounting principles.

To meet the requirements of this Agreement, the audit shall be performed in accordance with generally accepted auditing standards as set forth by the American Institute of Certified Public Accountants, the standards for financial audits set forth in the U.S. General Accounting Office's *Government Auditing Standards*, the provisions of provisions of Title 2 U.S. Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance). The audit shall also be performed in accordance with the *State of Alaska Audit Guide and Compliance Supplement for State Single Audits*.

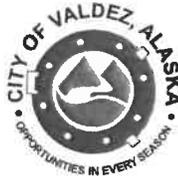
The scope of work is further described in the attached proposal dated October 14, 2019, which is incorporated herein by reference.

Appendix B **Basis of Compensation**

On completion of work and submission of invoices, the City shall pay to Consultant the compensation as follows:

Payment shall be made based on the proposed fee and shall not exceed \$78,000 for the 2019 audit and \$80,000 for the 2020 audit, pursuant to the proposal attached to Appendix A of this Agreement, without prior authorization by the City as required in Section V of the General Conditions (Appendix C).

Agreement for Professional Services
Project: Audit
Project No.:
Contract No.:
Cost Code:



Appendix C

General Conditions

I. Definitions:

Basic Services: The identified work elements set forth in this Agreement for which the Consultant will receive prime compensation.

Change: An addition to, or reduction of, or other revision in the scope, complexity, character, or duration of the services or other provisions of this Agreement.

City's Project Manager: City's representative in charge of the project(s) and the consultant's primary point of contact for notice(s) to proceed, invoices, correspondence and interface with the City.

Consultant's Project Manager: The Consultant's representative in charge of the project(s) who is directly responsible and engaged in performing the required services.

Extra Services: Any services or actions required of the Consultant above and beyond provisions of this Agreement.

Funding Agency(s): The agency(s) of the federal, state or municipal government which furnishes funds for the Consultant's compensation under this Agreement.

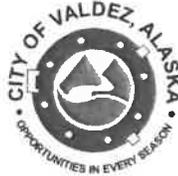
Optional Services: Identifiable and/or indeterminate work elements set forth in this Agreement, which are separate and distinct from those covered by the prime compensation, which the City has the option to authorize.

Prime Compensation: The dollar amount paid to the Consultant for basic services set forth in this Agreement. Prime compensation does not include payment for any optional or extra services.

Scope of Work: Basic and optional services required of the Consultant by provisions of this Agreement.

Subconsultant: Any person, firm, corporation, joint venture, partnership or other entity engaged through or by Consultant.

Agreement for Professional Services
Project: Audit
Project No.:
Contract No.:
Cost Code:



II. Information and Services from Others:

Provisions of information, data, budget, standards, and other materials by the City does not warrant their accuracy or quality nor provide approval of omissions or oversights or of any non-compliance with applicable regulation.

The City may, at its election, or in response to a request from the Consultant, furnish information or services from other Consultants. If, in the Consultant's opinion, such information or services are inadequate, the Consultant must notify the City of the specific service or material deemed inadequate and the extent of the inadequacy prior to use in the performance of this Agreement. Unless so notified by the Consultant, the City may assume the information or services provided are adequate.

III. Indemnification

To the fullest extent permitted by law, the Consultant shall indemnify, defend, and hold harmless the City from and against any claim of, or damages, losses, expenses and liability (including but not limited to fees and charges of engineers, architects, attorneys, and other professionals, and court, mediation and/or arbitration costs) for negligent acts, errors, and omissions of the Consultant, Subconsultant, persons or organizations directly or indirectly employed or engaged by Consultant or Subconsultant under this Agreement. The Consultant is not required to indemnify, defend, or hold harmless the City for a claim of, or liability for the independent negligent acts, errors, and omissions of the City. If there is a claim of, or liability for a joint negligent act, error, or omission of the Consultant and the City, the indemnification, defense, and hold harmless obligation of this provision shall be apportioned on a comparative fault basis. In this provision, "Consultant" and "City" include the employees, agents, and contractors who are directly responsible, respectively, to each. In this provision, "independent negligent acts, errors, and omissions" means negligence other than in the City's selection, administration, monitoring, or controlling of the Consultant, or in approving or accepting the Consultant's work.

IV. Insurance:

All of the insurance coverages listed in Article 5 shall be purchased by the Consultant. The City shall be made an additional insured on the Consultants Commercial General Liability policy in connection with the activities related to this contract. The Consultant shall purchase and maintain the Article 5 insurance coverages with limits not less than those specified for the duration of the Agreement. The professional liability insurance shall be maintained in force for one year following the date of final payment for the work performed herein. The amount of the contract may be renegotiated if the insurance premiums for the following year are raised over those in force when the contract was let. Should the professional liability insurance become unavailable during the one year period following the date of final

Agreement for Professional Services

Project: Audit

Project No.:

Contract No.:

Cost Code:



payment, the insurance coverage may be renegotiated between the owner and the Consultant. Insurance coverage shall provide for negligent acts, errors or omissions which the Consultant, employees of the Consultant or Subconsultant may make which produce loss or liability to the Owner and for the protection against loss which results from reliance on the Consultant's products, reports or a combination thereof. Failure to comply with the provision for maintaining the insurance in effect for one year following the date of final payment may be cause for the Owner to refrain from dealing with the Consultant in the future.

V. Payments:

The City shall pay to the Consultant the amount of any changes in the cost of insurance that are attributable to the Scope of Work created by change orders.

Payments shall be made in accordance with Appendix B. Consultant shall submit progress invoices to City in duplicate showing the itemized services performed during the invoice period and the charges therefore.

All progress invoices shall be prepared as a percentage of the work is completed except contracts performed on "time and expenses" basis which invoiced amounts shall not exceed the actual charges to the invoice date.

Under no circumstances will City pay for charges in excess of any lump-sum or not-to-exceed contract amount incurred prior to written authorization by City for an increase in the contract amount. Written request for an increase in the contract amount shall be given to City with sufficient notice to allow City to issue formal approval prior to the incurring of excess charges without delay to the work.

On "time and expenses" contract amounts, compensation for work included in the Scope of Work shall be for direct labor costs and the actual cost of reimbursable expenses. Direct labor costs shall be as shown on the current Standard Labor Rates for the Consultant, a copy of which is attached as Appendix D, times a factor of n/a, for services rendered by principals and employees of the firm. Reimbursable expenses mean the actual expenses incurred directly or indirectly in connection with the Project for: transportation and subsistence incidental thereto; obtaining bids or proposals from contractor(s); furnishing and maintaining field office facilities; toll telephone calls and telegrams; reproduction of reports, drawings, specifications, and similar project-related items and, if authorized in advance by City, overtime work requiring higher than regular rates. Reimbursable expenses shall also include the amount billed to Consultant by Subconsultant employed by consultant for such Subconsultants' services and reimbursable expenses times a factor of 1.05.

The sum of payments shall not exceed the allowable compensation stated in this Agreement. In the event items on an invoice are disputed, payment on those items will be withheld until the dispute is resolved.

Agreement for Professional Services

Project: Audit

Project No.:

Contract No.:

Cost Code:



The Consultant shall submit a final invoice and required documentation for services authorized by each Notice to Proceed within Ninety (90) days after final acceptance by the City. The City will not be held liable for payment of invoices submitted after this time unless prior written approval has been given.

VI. Changes:

Changes in the Scope of Work or of services may only be made by written amendment signed by both City and Consultant.

If at any time the City through its authorized representatives, either orally or in writing, requests or issues instructions for extra services or otherwise directs actions which conflict with any provisions of this Agreement, the Consultant shall, within ten (10) days of receipt and prior to pursuing such instructions, notify the City in writing, and to the extent possible, describe the scope and estimated cost of any extra services. Unless so notified by the Consultant, the City may assume such instructions have not changed any provisions of this Agreement nor require additional compensation. No additional payments shall be made to the Consultant without such notice.

VII. Audits and Records:

The Consultant shall maintain records of all performances, communications, documents, and correspondence pertinent to this Agreement, and the City or its authorized representatives shall have the right to examine such records and accounting procedures and practices.

The materials described in the Article shall be made available at the business office of the Consultant, at all reasonable times, for inspection, audit or reproduction by City or any funding agency, for a minimum of three years from the date (a) of final payment under this Agreement (b) final payment upon claims or disputes, and for such longer period, if any, as may be required by applicable statute or other provisions of this Agreement.

VIII. Inspections:

The City, or any funding agency, has the right to inspect, in the manner and at reasonable times it considers appropriate during the period of this Agreement, all facilities, materials and activities of the Consultant in the performance of this Agreement.

IX. Termination or Suspension:

This Agreement may be terminated by either party upon ten (10) day's written notice if the other party fails substantially to perform in accordance with its terms through no

Agreement for Professional Services

Project: Audit

Project No.:

Contract No.:

Cost Code:



fault of the party initiating the termination (default termination). If the City terminates this Agreement, the City will pay the Consultant a sum equal to the percentage of work completed that can be substantiated by the Consultant and the City. If the City becomes aware of any fault or defect in the work of the Consultant or nonconformance with this Agreement, the City will give prompt written notice thereof to the consultant. Should the Consultant's services remain in nonconformance with this Agreement, the percentage of total compensation attributable to the nonconforming work may be withheld.

The City at any time may terminate (convenience termination) or suspend this Agreement for its own needs or convenience. In the event of a convenience termination or suspension for more than three months, the Consultant will be compensated for authorized services and authorized expenditures performed to the date of receipt of written notice of termination plus reasonable termination expenses. NO fee or other compensation for the uncompleted portion of the services will be paid, except for already incurred indirect costs which the Consultant can establish and which would have been compensated for over the life of this Agreement, but because of the convenience termination would have to be absorbed by the Consultant without further compensation.

If state or federal funds support this Agreement, settlement in the event of default or convenience termination must be approved by the City and any appropriate state or federal agency.

X. Officials Not to Benefit:

No member of or delegate to Congress, United States Commissioner or other officials of federal, state or local government shall be admitted to any share or part of this Agreement or any benefit to arise therefrom. The Consultant warrants that it has not employed or retained any organization or person, other than a bona fide employee working for the Consultant, to solicit or secure this Agreement and that it has not paid or agreed to pay any consideration contingent upon or resulting from this Agreement.

XI. Independent Consultant:

Except in those instances specifically provided for herein, the Consultant and any of its agents and employees shall act in an independent capacity and not as agents of the City in the performance of the Agreement.

XII. Ownership of Work Products:

Work products produced under this Agreement, except items which have preexisting copyrights, are the property of the City. Payments to the Consultant for services hereunder includes full compensation for all work products, field notes, interim work, reports, and other materials produced by the Consultant and its Subconsultants pertaining to this

Agreement for Professional Services

Project: Audit

Project No.:

Contract No.:

Cost Code:



Agreement. Any re-use the City might make of these work products shall be at the City's own risk and the Consultant shall not incur any liability for the City's re-use of the work products on any project for which they were not intended.

XIII. Subconsultants, Successors and Assigns:

The City must concur in the selection of all Subconsultants for professional services to be engaged in performance of this Agreement.

As soon as practicable after the award of the contract, the Consultant shall furnish to the City in writing the names of the proposed Subconsultants for each of the principal portions of the work. The City shall promptly notify the Consultant if it has reasonable objection to any of the proposed Subconsultants. Failure of the City to give prompt notification shall constitute notice of no reasonable objection. The Consultant shall not contract with any Subconsultant to whom the City has made reasonable objection.

If this Agreement includes named firms or individuals, then such firms or individuals shall be employed for the designated services, unless the Agreement is changed by amendment.

The Consultant shall not assign, sublet or transfer any interest in this Agreement without the prior written consent of the City.

The Consultant binds itself, its partners, its Subconsultants, assigns and legal representatives to this Agreement and to the successors, assigns and legal representatives of the City with respect to all covenants of this Agreement.

The Consultant shall include provisions appropriate to effectuate the purposes of this Appendix C in all subcontracts executed to perform services under this Agreement in which subcontract amount exceeds \$40,000.

XIV. Claims and Disputes:

If the Consultant becomes aware, or reasonably should have become aware of any act or occurrence which may form the basis of a claim, the consultant shall immediately inform the City's Project Manager. If the matter cannot be resolved within seven (7) days, the Consultant shall within the next fourteen (14) days submit written notice of the facts which may form the basis of the claim.

In addition, all claims by the Consultant for additional compensation or an extension of the time for performance of any dispute regarding a question of fact or interpretation of this Agreement shall be presented in writing by the Consultant to the City's Project Manager within the next sixty (60) days unless the Project Manager agrees in writing to

Agreement for Professional Services

Project: Audit

Project No.:

Contract No.:

Cost Code:



an extension of time for good cause shown. Good cause shown includes time for the Consultant to prepare the claim, and the City's Project Manager will grant an extension of not more than sixty (60) days for preparation of the claim. The Consultant agrees that unless these written notices are provided, the Consultant shall not be entitled to additional time or compensation for such act, event or condition. The Consultant shall in any case continue diligent performance under this Agreement. The Consultant shall in any case continue to expeditiously accomplish disputed services pending future resolution of the Consultant's claim unless notified by the City to stop work on the disputed matter.

In presenting any claim, the Consultant shall specifically include, to the extent then possible, the following:

- The provisions of this Agreement that apply to the claim and under which it is made.
- The specific relief requested including any additional compensation claimed and the basis upon which it was calculated and/or the additional time requested and the basis upon which it was calculated.
- The claim will be acknowledged in writing by the City's Project Manager. If the claim is not disposed of within sixty (60) days of acknowledgement, provided additional time is not granted in writing by the City's Contract Officer, the claim will be decided by the City's Contract Officer. The Contract Officer reserves the right to make a written request to the Consultant at any time for additional information that the Consultant may possess to support the claims(s). The Consultant agrees to provide the City such additional information within thirty (30) days of receipt for such a request. The City's Contract Officer will allow a reasonable time extension for good cause if presented in writing prior to the expiration of the thirty (30) days. Failure to furnish such additional information constitutes a waiver of claim.
- The Consultant will be furnished a written, signed copy of the Contract Officer's decision within ninety (90) days of receipt of all necessary information from the Contractor upon which to base the decision. The Contract Officer's decision is final and conclusive unless, within thirty (30) days of receipt of the decision, the Consultant delivers a notice of appeal to the City Manager. The notice of appeal shall include specific exceptions to the City's decision including specific provision of this Agreement which the Consultant intends to rely upon on appeal. General assertions that the City's decision is contrary to law or to fact are not sufficient.

Agreement for Professional Services
Project: Audit
Project No.:
Contract No.:
Cost Code:



- The decision of the City Manager will be rendered within 120 days of notice of appeal and the decision constitutes the exhaustion of contractual and administrative remedies.

XV. Extent of Agreement:

This Agreement, including appendices, represents the entire and integrated Agreement between the City and the Consultant and supersedes all prior negotiations, representations or agreements, either written or oral.

Nothing contained herein may be deemed to create any contractual relationship between the City and any Subconsultants or material suppliers; nor may anything contained herein be deemed to give any third party a claim or right of action against the City or the Consultant that does not otherwise exist without regard to this Agreement.

This Agreement may be changed only by written amendment executed by both the City and the Consultant.

All communications that affect this Agreement must be made or confirmed in writing.

The Consultant receiving final payment will execute a release, if required, relinquishing in full all claims against the City arising out of or by reason of the services and work products furnished under this Agreement.

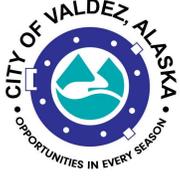
The Consultant shall pay all federal, state and local taxes incurred by the Consultant and shall require payment of such taxes by any Subconsultant or any other persons in the performance of this Agreement.

XVI. Governing Laws:

This Agreement is governed by the laws of the State of Alaska and such federal and local laws and ordinances as are applicable to work performed. Any litigation arising out of the terms of this Agreement shall be brought in the Third Judicial District, Superior or District Court at Valdez.

XVII. Minimum Wages:

Minimum wages as determined by the Department of Labor shall be paid to all persons performing work on this Contract.



Legislation Text

File #: 24-0045, **Version:** 1

ITEM TITLE:

Approval of City Clerk Employment Agreement

SUBMITTED BY: Sheri Pierce, MMC, City Clerk

FISCAL NOTES:

Expenditure Required: NA

Unencumbered Balance: NA

Funding Source: NA

RECOMMENDATION:

Approve employment agreement for City Clerk.

SUMMARY STATEMENT:

The annual evaluation of the City Clerk was conducted on January 23, 2024. The attached contract includes the agreed upon amendment to Section 3. Salary/Leave/Vehicle Allowance, to include the city employee COLA, a 1.5% merit increase, and vehicle allowance. The agreement has been reviewed and approved by the City Attorney.

**CITY CLERK EMPLOYMENT
AGREEMENT**

THIS EMPLOYMENT AGREEMENT, ("Agreement") made and entered into as of the 6th day of February, 2024, by and between the **City of Valdez**, a municipal corporation, hereinafter called "Employer", and **Sheri Pierce**, hereinafter called "Employee", both of whom understand as follows:

WITNESSETH:

WHEREAS, Employer, has employed Employee as City Clerk of the City of Valdez, as provided by Section 2.1(b) of the Valdez City Charter; and

WHEREAS, Employee has accepted employment as City Clerk.

NOW, THEREFORE, in consideration of the mutual covenants herein contained, Employer and Employee agree as follows:

Section 1. Duties

Employer has employed Employee as City Clerk of Valdez to perform the functions and duties specified in Section 5.4 of the Valdez City Charter and Section 2.12.020 of the Valdez Municipal Code, as hereinafter amended, and to perform other legally permissible duties and functions as the City Council shall from time-to-time assign.

Section 2. Term

A. Nothing in this Agreement shall prevent, limit, or otherwise interfere with the right of the City Council to terminate the services of Employee at any time, for any or no reason, subject only to the provisions set forth in Section 5, paragraph A and B, of this Agreement.

B. Nothing in this Agreement shall prevent, limit, or otherwise interfere with the right of the Employee to resign at any time from Employee's position with Employer.

Section 3. Salary/ Leave/Vehicle Allowance

A. Employee's salary shall be \$159,806.00 per year based on a 40-hour work week. Employee shall receive a cost of living (COLA) adjustment equal to that which is appropriated to city employees by the City Council in the City of Valdez budget. Employee's annual leave shall be set at 39 days per year unless otherwise changed by the City Council. Eight (8) hours of flexible time per month shall be granted which shall not be cumulative and must be used within 30 days following the first day of the month. Flexible time shall have no cash value. Accrued personal leave hours shall not exceed 800 hours.

B. Longevity Step. Employee is eligible to receive an annual lump sum longevity award of 1.5% of annual base salary to be paid to Employee upon completion of a satisfactory annual evaluation.

C. Employee shall have a vehicle allowance of Five Hundred Dollars (\$500) per month.

D. Employee's performance shall be considered as executive status regarding all other forms of benefits or compensation so afforded other upper management executive positions of the employer.

Section 4. Evaluation.

Employee shall be evaluated by the City Council in January of each year.

Section 5. Termination and Severance Pay

A. In the event Employee is terminated by the City Council, or in the event the City Council accepts a mutually agreed upon resignation from Employee, then in that event, Employer agrees to pay Employee a lump sum cash payment equal to 6 months aggregate salary plus benefits that would have been paid to Employee during that 6-month period. Benefits include annual salary, annual leave, retirement contributions and health insurance. However, if dismissal of Employee involves extenuating circumstances, including but not limited to illegal acts, egregious or grossly negligent acts or omissions, or dishonesty, Employee shall not be entitled to severance pay.

B. In the event Employer at any time during the term of this Agreement reduces the salary or other financial benefits of Employee in a greater percentage than an applicable across-the-board reduction for all employees of Employer, Employee may, at Employee's option, be deemed to be "terminated" at the date of such reduction and shall be entitled to the herein severance pay provision.

IN WITNESS WHEREOF, the City of Valdez has caused this Agreement to be signed and executed in its behalf by its Mayor, representing the will of the City Council, and the Employee has signed and executed this Agreement, both in duplicate, the day and year first above written.

CITY OF VALDEZ, ALASKA

Sharon Scheidt, Mayor

DATE: _____

ATTEST:

Elise Sorum-Birk, Deputy City Clerk

DATE: _____

EMPLOYEE

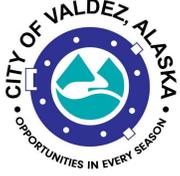
Sheri L. Pierce, MMC, City Clerk

DATE: _____

Approved as to form:

Jake Staser
Brena, Bell & Walker, P.C.
City Attorney

DATE: _____



Legislation Text

File #: 24-0046, **Version:** 1

ITEM TITLE:

Approval of Transfer of Liquor License #5600 for Uber Tubers, Inc. dba The Potato Restaurant/Eating Place Seasonal

SUBMITTED BY: Sheri Pierce, MMC, City Clerk

FISCAL NOTES:

Expenditure Required: NA
Unencumbered Balance: NA
Funding Source: NA

RECOMMENDATION:

No objection to transfer of liquor license.

SUMMARY STATEMENT:

A local governing body may protest the approval of an applicant pursuant to AS 04.11.480 by furnishing the director and the applicant with a clear and concise written statement of reasons for the protest within 60 days of receipt of the notice.

Following notification of a new license or renewal of an existing license by the Alcohol & Marijuana Control Office, the City Clerk's office submits all license applications to the city council for approval. The Police Chief is notified of the request and is provided the opportunity to express any concerns with the issuance or re-issuance of the license.

Please see attached information provided by the AMCO office regarding this application.



January 18, 2024

City of Valdez

VIA Email: spierce@valdezak.gov; esorum-birk@valdezak.gov

License Type:	Restaurant Eating Place-Seasonal	License Number:	5600
Licensee:	Uber Tubers, Inc.		
Doing Business As:	The Potato		
Premises Address	255 N Harbor Drive		

- New Application**
 Transfer of Ownership Application
 Transfer of Location Application
 Transfer of Controlling Interest Application

We have received a completed application for the above listed license (see attached application documents) within your jurisdiction. This is the notice required under AS 04.11.480.

A local governing body may protest the approval of an application(s) pursuant to AS 04.11.480 by furnishing the director **and** the applicant with a clear and concise written statement of reasons for the protest within 60 days of receipt of this notice, and by allowing the applicant a reasonable opportunity to defend the application before a meeting of the local governing body, as required by 3 AAC 304.145(d). If a protest is filed, the board will deny the application unless the board finds that the protest is arbitrary, capricious, and unreasonable. To protest the application referenced above, please submit your protest within 60 days and show proof of service upon the applicant.

AS 04.11.491 – AS 04.11.509 provide that the board will deny a license application if the board finds that the license is prohibited under as a result of an election conducted under AS 04.11.507.

AS 04.11.420 provides that the board will not issue a license when a local governing body protests an application on the grounds that the applicant’s proposed licensed premises are located in a place within the local government where a local zoning ordinance prohibits the alcohol establishment, unless the local government has approved a variance from the local ordinance.

Sincerely,

Joan Wilson, Director
amco.localgovernmentonly@alaska.gov



Alaska Alcoholic Beverage Control Board Form AB-01: Transfer License Application

Why is this form needed?

This transfer license application form is required for all individuals or entities seeking to apply for the transfer of ownership and/or location of an existing liquor license. Applicants should review **Title 04 of Alaska Statutes** and **Chapter 304 of the Alaska Administrative Code**. All fields of this form must be completed, per AS 04.11.260, AS 04.11.280, AS 04.11.290, and 3 AAC 304.105.

This form must be completed and submitted to AMCO's Anchorage office, along with all other required forms and documents, before any license application will be considered complete.

Section 1 – Transferor Information

Enter information for the *current* licensee and licensed establishment.

Licensee:	Uber Tubers, inc.	License #:	5600
License Type:	Restaurant Eating Place - Seasonal	Statutory Reference:	04.11.100
Doing Business As:	The Potato		
Premises Address:	255 N Harbor Dr.		
City:	Valdez	State:	AK
		ZIP:	99686
Local Governing Body:	City Valdez		

Transfer Type:

- Regular transfer
- Transfer with security interest
- Involuntary retransfer

OFFICE USE ONLY			
Complete Date:		Transaction #:	10066719/100534202
Board Meeting Date:		License Years:	
Issue Date:		Examiner:	



Alaska Alcoholic Beverage Control Board
Form AB-01: Transfer License Application

Section 2 – Transferee Information

Enter information for the *new* applicant and/or location seeking to be licensed.

Licensee:	The Roadside Potatohead Too, LLC				
Doing Business As:	The Potato Too				
Premises Address:	255 N Harbor Dr.				
City:	Valdez	State:	AK	ZIP:	99686
Community Council:					

Mailing Address:	1816 Arctic Blvd				
City:	Anchorage	State:	AK	ZIP:	99503

Designated Licensee:	Rebecca Bard				
Contact Phone:	907-554-1100	Business Phone:	907-554-1100		
Contact Email:	rebeccabard74@gmail.com & roadsidepotato@gmail.com				

Seasonal License? Yes No If "Yes", write your six-month operating period: April 15 - Sept 15

Section 3 – Premises Information

Premises to be licensed is:

an existing facility a new building a proposed building

The next two questions must be completed by beverage dispensary (including tourism) and package store applicants only:

What is the distance of the shortest pedestrian route from the public entrance of the building of your proposed premises to the outer boundaries of the nearest school grounds? Include the unit of measurement in your answer.

What is the distance of the shortest pedestrian route from the public entrance of the building of your proposed premises to the public entrance of the nearest church building? Include the unit of measurement in your answer.



Alaska Alcoholic Beverage Control Board
Form AB-01: Transfer License Application

Section 4 – Sole Proprietor Ownership Information

This section must be completed by any sole proprietor who is applying for a license. Entities should skip to Section 5.
 If more space is needed, please attach a separate sheet with the required information.
 The following information must be completed for each licensee and each affiliate (spouse).

This individual is an: applicant affiliate

Name:					
Address:					
City:		State:		ZIP:	

This individual is an: applicant affiliate

Name:					
Address:					
City:		State:		ZIP:	

Section 5 – Entity Ownership Information

This section must be completed by any entity, including a corporation, limited liability company (LLC), partnership, or limited partnership, that is applying for a license. Sole proprietors should skip to Section 6.

If more space is needed, please attach a separate sheet with the required information.

- If the applicant is a corporation, the following information must be completed for each *stockholder who owns 10% or more* of the stock in the corporation, and for each *president, vice-president, secretary, and managing officer*.
- If the applicant is a limited liability organization, the following information must be completed for each *member with an ownership interest of 10% or more*, and for each *manager*.
- If the applicant is a partnership, including a limited partnership, the following information must be completed for each *partner with an interest of 10% or more*, and for each *general partner*.

Entity Official:	Rebecca Bard				
Title(s):	Member/Manager	Phone:	907-554-1100	% Owned:	35
Address:	1816 Arctic Road				
City:	Anchorage	State:	AK	ZIP:	99503



Alaska Alcoholic Beverage Control Board

Form AB-01: Transfer License Application

Entity Official:	Gaea Latta-Bard				
Title(s):	Member	Phone:		% Owned:	30
Address:	1816 Arctic Road				
City:	Anchorage	State:	AK	ZIP:	99503

Entity Official:	Ian Gyori				
Title(s):	Mmeber	Phone:		% Owned:	35
Address:	Box MXY #78B				
City:	Glenallen	State:	AK	ZIP:	99588

Entity Official:					
Title(s):		Phone:		% Owned:	
Address:					
City:		State:		ZIP:	

This subsection must be completed by any applicant that is a corporation or LLC. Corporations and LLCs are required to be in good standing with the Alaska Division of Corporations (DOC) and have a registered agent who is an individual resident of the state of Alaska.

DOC Entity #:	10020575	AK Formed Date:	4/30/2014	Home State:	AK
Registered Agent:	DLG SERVICES, INC.	Agent's Phone:	907-258-3224		
Agent's Mailing Address:	1400 W BENSON BLVD STE 370				
City:	Anchorage	State:	AK	ZIP:	99503

Residency of Agent: Yes No

Is your corporation or LLC's registered agent an individual resident of the state of Alaska?



Alaska Alcoholic Beverage Control Board Form AB-01: Transfer License Application

Section 6 – Other Licenses

Ownership and financial interest in other alcoholic beverage businesses:

Yes No

Does any representative or owner named as a transferee in this application have any direct or indirect financial interest in any other alcoholic beverage business that does business in or is licensed in Alaska?

If "Yes", disclose which individual(s) has the financial interest, what the type of business is, and if licensed in Alaska, which license number(s) and license type(s):

Rebecca Bard, Restaurant Eating Place, Public Convenience License in McCarthy, Alaska dba The Potato.

Section 7 – Authorization

Communication with AMCO staff:

Yes No

Does any person other than a licensee named in this application have authority to discuss this license with AMCO staff?

If "Yes", disclose the name of the individual and the reason for this authorization:

The Law Offices of Ernouf & Coffey, P.C. is assisting with this application.

AMCO
FEB 02 2023

AMCO
OCT 3 2023



Alaska Alcoholic Beverage Control Board

Form AB-01: Transfer License Application

Section 8 – Transferor Certifications

Additional copies of this page may be attached, as needed, for the controlling interest of the current licensee to be represented.

I declare under penalty of perjury that the undersigned represents a **controlling interest** of the current licensee. I additionally certify that I, as the current licensee (either the sole proprietor or the controlling interest of the currently licensed entity) have examined this application, approve of the transfer of this license, and find the information on this application to be true, correct, and complete.

Christine O'Connor
Signature of transferor

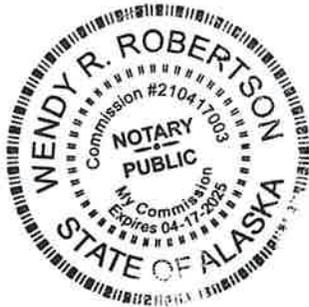
Christine O'Connor
Printed name of transferor

Subscribed and sworn to before me this 25th day of October, 2022.

Wendy R Robertson
Signature of Notary Public

Notary Public in and for the State of Alaska

My commission expires: 04-17-2025



Glen Sinclair
Signature of transferor

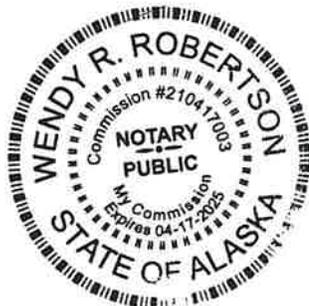
Glen Sinclair
Printed name of transferor

Subscribed and sworn to before me this 26 day of October, 2022.

Wendy R Robertson
Signature of Notary Public

Notary Public in and for the State of Alaska

My commission expires: 04-17-2025





Alaska Alcoholic Beverage Control Board Form AB-01: Transfer License Application

Section 9 – Transferee Certifications

Read each line below, and then sign your initials in the box to the right of each statement:

Initials

I certify that all proposed licensees (as defined in AS 04.11.260) and affiliates have been listed on this application.

RB

I certify that all proposed licensees have been listed with the Division of Corporations.

RB

I certify that I understand that providing a false statement on this form or any other form provided by AMCO is grounds for rejection or denial of this application or revocation of any license issued.

RB

I certify that all licensees, agents, and employees who sell or serve alcoholic beverages or check the identification of a patron will complete an approved alcohol server education course, if required by AS 04.21.025, and, while selling or serving alcoholic beverages, will carry or have available to show a current course card or a photocopy of the card certifying completion of approved alcohol server education course, if required by 3 AAC 304.465.

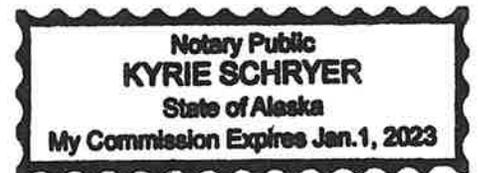
RB

I agree to provide all information required by the Alcoholic Beverage Control Board in support of this application.

RB

I hereby certify that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all of the information contained herein, and evidence or other documents submitted are true and correct. I understand that any falsification or misrepresentation of any item or response in this application, or any attachment, or documents to support this application, is sufficient grounds for denying or revoking a license/permit. I further understand that it is a Class A misdemeanor under Alaska Statute 11.56.210 to falsify an application and commit the crime of unsworn falsification.

RB



Rebecca Bard

Signature of transferee
Rebecca Bard

Printed name

Kyrie Schryer
Signature of Notary Public

Notary Public in and for the State of Alaska

My commission expires: 1/1/2023

Subscribed and sworn to before me this 24 day of October, 2022.



Alaska Alcoholic Beverage Control Board Form AB-02: Premises Diagram

Why is this form needed?

A detailed diagram of the proposed licensed premises is required for all liquor license applications, per AS 04.11.260 and 3 AAC 304.185. Your diagram must include dimensions and must show all entrances and boundaries of the premises, walls, bars, fixtures, and areas of storage, service, consumption, and manufacturing. If your proposed premises is located within a building or building complex that contains multiple businesses and/or tenants, please provide an additional page that clearly shows the location of your proposed premises within the building or building complex, along with the addresses and/or suite numbers of the other businesses and/or tenants within the building or building complex.

The second page of this form may not be required. Blueprints, CAD drawings, or other clearly drawn and marked diagrams may be submitted in lieu of the second page of this form. The first page must still be completed, attached to, and submitted with any supplemental diagrams. An AMCO employee may require you to complete the second page of this form if additional documentation for your premises diagram is needed.

This form must be completed and submitted to AMCO's Anchorage office before any license application will be considered complete.

Yes No

I have attached blueprints, CAD drawings, or other supporting documents in addition to, or in lieu of, the second page of this form.

Section 1 – Establishment Information

Enter information for the business seeking to be licensed, as identified on the license application.

Licensee:	The Roadside Potatohead Too, LLC	License Number:	5600
License Type:	Restaurant Eating Place - Seasonal		
Doing Business As:	The Potato Too		
Premises Address:	255 N Harbor Dr.		
City:	Valdez	State:	AK
		ZIP:	99686

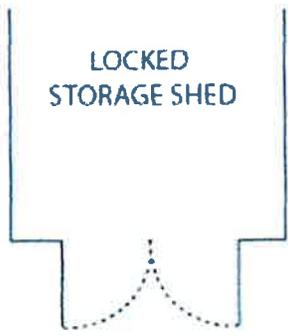


Alaska Alcoholic Beverage Control Board Form AB-02: Premises Diagram

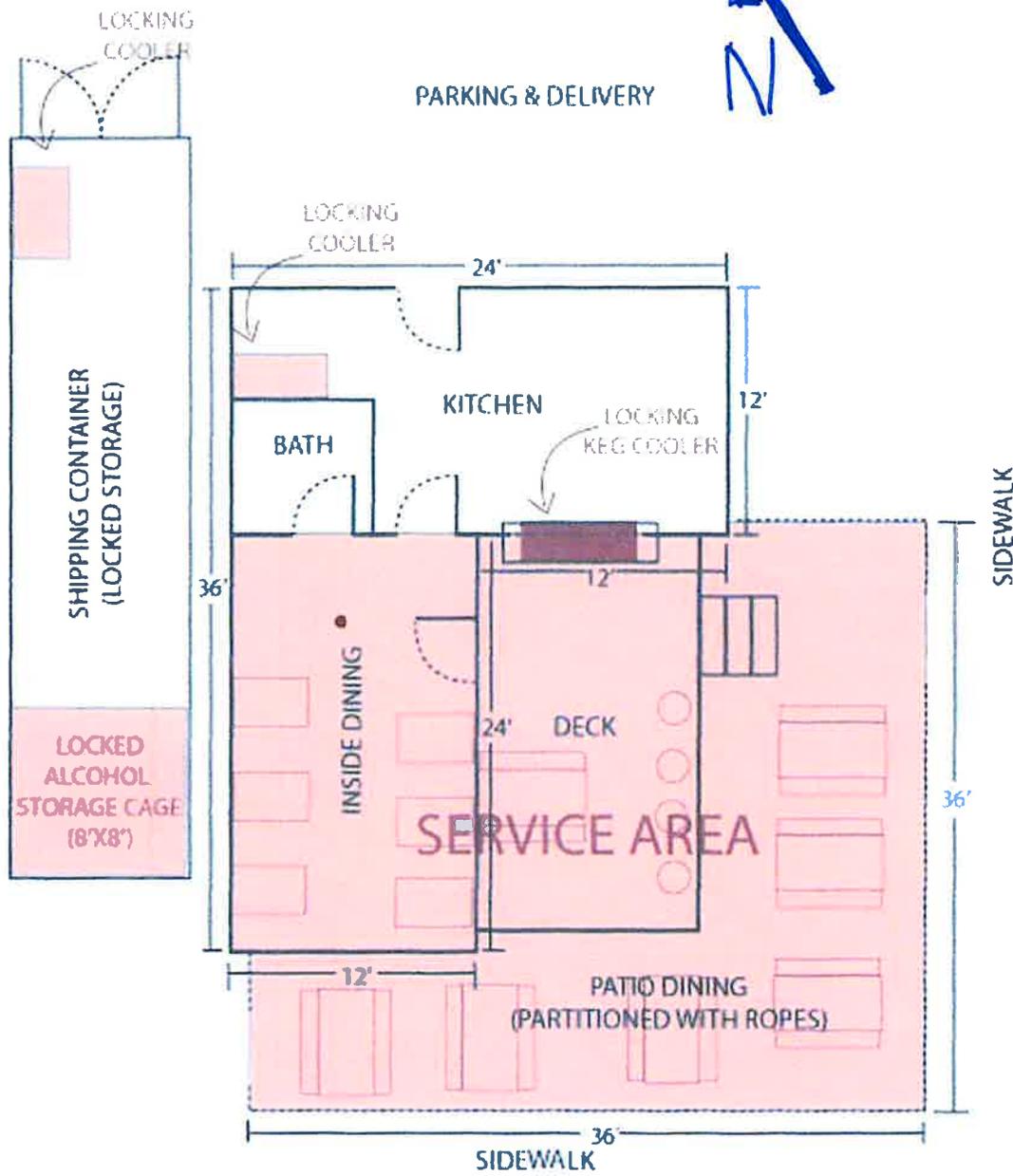
Section 2 – Detailed Premises Diagram

Clearly indicate the boundaries of the premises and the proposed licensed area within that property. Clearly indicate the interior layout of any enclosed areas on the proposed premises. Clearly identify all entrances and exits, walls, bars, and fixtures, and outline in red the perimeter of the areas designated for alcohol storage, service, consumption, and manufacturing. Include dimensions, cross-streets, and points of reference in your drawing. You may attach blueprints or other detailed drawings that meet the requirements of this form.

AMCO
FEB 02 2023



PROPOSED SERVICE AND STORAGE AREA FOR THE ROADSIDE POTATOHEAD



CHITINA AVE.

N. HARBOR DRIVE

AMCO
FEB 02 2023

AMCO
OCT. 3 2023



AMCO
FEB 02 2023

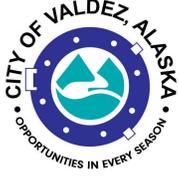
AMCO
OCT 3 2023

The Roadside Potatohead Too, LLC
Outside Security Plan

The Roadside Potatohead Too, LLC d.b.a. The Potato Too is located at 255 N Harbor Dr., Valdez, Alaska 99686. The outside area will be used during the summer months and for special social events for example weddings and company receptions, etc.

There will be a manager on site at all times, and when the outdoor serving area is open (weather and staffing dependent), there will be staff walking between the indoor area, and outdoor area to monitor alcohol consumption. The outdoor area has an enclosure that is made of wood and is 6 foot fencing all the way around the area so no one can take alcohol outside the area. We will have the appropriate legal signage posted stating no alcohol beyond this point. When the indoor seating area is open and the outdoor seating area is closed, doors to the outdoor seating area will be closed and used only for emergency egress. Hotel event staff in the indoor seating area will monitor, to ensure patrons do not attempt to use the outside area when it is closed.

AMCO
OCT. 3 2023



Legislation Text

File #: 24-0038, **Version:** 1

ITEM TITLE:

Appointments to VMHA Board of Directors - Applicants: Dan Gilson and Linda Guthrie

SUBMITTED BY: Elise Sorum-Birk, Deputy City Clerk

FISCAL NOTES:

Expenditure Required: n/a
Unencumbered Balance: n/a
Funding Source: n/a

RECOMMENDATION:

Review and appoint applicants.

SUMMARY STATEMENT:

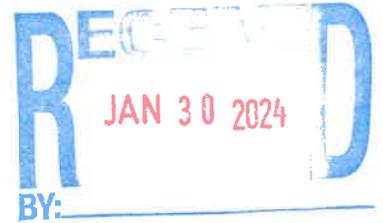
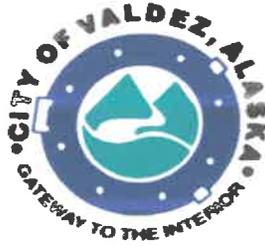
The City Clerk's Office has advertised for upcoming vacancies on the Valdez Museum and Historical Archives Board of Directors.

The following two applications have been received:

- Dan Gilson
- Linda Guthrie

Each applicant will serve a full 3-year term from January 31, 2024 to January 31, 2027.

Application materials are attached.



APPLICATION FOR APPOINTMENT TO BOARD OR COMMISSION

BOARD/COMMISSION Museum

DATE 1/23/24

NAME Linda Day Guthrie

RESIDENCE ADDRESS 360 Oumalik St.

MAILING ADDRESS Box 1143, Valdez, AK 99686

TELEPHONE NUMBER Daytime 907 831-1018 Evening 907 831-1018

OCCUPATION Retired EMPLOYER N/A

Please check the main reason(s) for applying for appointment to this board/commission:

- I have expertise that I want to contribute.
- I am interested in the activities the board/commission handles.
- I want to participate in local government.
- I am strongly concerned with better government.
- I want to make sure my segment of the community is represented.
- Other: _____

Please explain in greater detail those items you have checked:

I grew up in Valdez. I am very interested in preserving the local history. I'm knowledgeable about Valdez and also have experience in education having taught for 23 years. I have served on the board previously when it was the Valdez Heritage Board.
It is suggested you attach an outline of your education, work and volunteer experience.

How did you learn of this vacancy? (circle one)

Media

Word of mouth

Solicitation

Other Board Member

Linda Day Guthrie
Signature

*** Please return this form to the Office of the City Clerk, P.O. Box 307, Valdez, AK 99686 ***

LINDA DAY GUTHRIE
Box 1143
Valdez. AK. 99686

EDUCATION

Valdez High School
Alaska Business College – Jr. Accounting
University of Alaska – Bachelor of Education
Continuing Education Courses

VOLUNTEER SERVICE

Valdez Library
Valdez Heritage Board
Valdez Pre-School Co-op
Valdez Gold Rush
Valdez Little League
Valdez Little Dribblers
Tucson Humane Society
Valdez Food Bank
Valdez City Schools
Valdez Senior Center
U.S. Forest Serv./Crooked Creek

January 20, 2024

To Whom it Concerns:

This is a letter of intent to serve on the City of Valdez Museum and Historical Archive Board. I am a fourth-generation Valdez resident who has a deep interest and appreciation of Valdez history.

I have a B.S. in Environmental Science from the University of Idaho (1999) and have lived in Valdez since graduating college. I have some previous Museum-related volunteer experience from 2000-2003 when I served with the Valdez Preservation and Historical Committee during the restoration of the Old Pioneer Cemetery. I was also a five-year member of the Pioneers before letting my membership lapse two years ago.

Recently, my wife and I had the privilege of purchasing and renovating one of the oldest buildings in the commercial district and converting it into a dance studio. It was a rewarding project to restore and beautify a building that was built in 1917, survived the Earthquake, and relocated to the new town. It gave me a renewed appreciation about the importance of keeping history alive.

Thank you for your consideration for a slot on your board vacancy.

Dan Gilson

Application Form

Profile

Dan _____ Gilson _____
First Name Last Name

Email Address

Valdez Mailing Address (PO BOX # or HCI BOX #)

Home Address

Suite or Apt

City

State

Postal Code

Primary Phone

Alternate Phone

Alyeska Pipeline _____ Environmental Coordinator _____
Employer Occupation

Which Boards would you like to apply for?

Valdez Museum & Historical Archive Association Board of Directors: Submitted

Question applies to Valdez Museum & Historical Archive Association Board of Directors

There are multiple vacancies on the Valdez Museum & Historical Archive Board (three seats for a full term and one seat for a partial term). Do you prefer a two or three year term? Or do you have no preference? *

No preference

Question applies to multiple boards

Required Time Commitment: All board/committee members and commissioners are expected to (1) be physically present at most, if not all, board/committee or commission meetings and (2) review agenda materials prior to arriving for the meeting to be best prepared for discussion and decision making. Are you aware of the time commitment involved in serving on this particular board, committee, or commission? Are you willing and able to commit to regular meetings plus work sessions every month for your full term?

Yes.

How did you learn about this vacancy?

Word of Mouth

Interests & Experience

Why are you interested in serving on a City of Valdez board or commission?

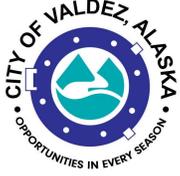
I am a fourth-generation resident of Valdez and have a general interest in Valdez history.

Please outline your education, work, and volunteer experience which will assist you in serving on a City of Valdez board/commission.

I have a B.S. in Environmental Science from the University of Idaho (1999). I have some previous Museum-related volunteer experience from 2000-2003 when I served with the Valdez Preservation and Historical Committee during the restoration of the Old Pioneer Cemetery.

[January 20 2024 Letter of Intent for Museum.pdf](#)

Upload a Resume or Letter of Interest



Legislation Text

File #: 24-0047, **Version:** 1

ITEM TITLE:

Approval of contract with Advocates for Victims of Violence (AVV) for the Snowtown Ice Classic management and operation.

SUBMITTED BY: Ken Wilson, PRCS Director

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

Approve the contract with AVV

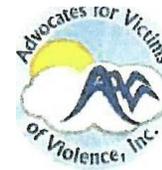
SUMMARY STATEMENT:

Over the past several years the City of Valdez has partnered with the Advocates for Victims of Violence on implementing the Annual Snowtown Ice Classic. The annual winter event allows patrons to predict when the ice will melt from Ruth Pond and cause a tower to fall into the water. The event is a fundraising opportunity that will result in 50% of the proceeds will go to the winner(s) and the remaining 50% will go to the Advocates for Victims of Violence group.

This Agreement is an annual agreement and City Staff recommends approval of the agreement due to the long-standing partnership and overall success of the program



Snowtown Ice Classic Agreement



This agreement, made this ___ day of February, 2024 by and between the Advocates for Victims of Violence, herein after referred to as "AVV," and the City of Valdez, hereinafter referred to as the "City," as follows:

WHEREAS, AVV and the City have determined that it is in the public interest to jointly operate and manage the Snowtown Ice Classic- which is an annual winter event predicting when the ice will melt from Ruth Pond and cause a tower to fall, hereinafter referred to as the "Classic," in the City of Valdez; and

WHEREAS, cooperative efforts of AVV and the City in serving residents of the Valdez area are cost-efficient and mutually advantageous;

NOW, THEREFORE, in consideration of the terms, covenants, and conditions hereinafter set forth, the parties hereto do mutually agree as follows:

1. The City's holdings, now owned or hereafter procured by the City in support of the Classic, remain the property of the City.
2. The equipment and holdings of AVV, now owned or hereafter procured by AVV in support of the Classic, remain the property of AVV.
3. The City and AVV agree to operate the event jointly, under the authority of AVV's current gaming license. All public outreach including flyers, social media and additional media coverage will reflect the names of both parties to this agreement.
4. The City agrees to:
 - a. Design, construct, erect, disassemble and store the "tower" on an annual basis. The design of which is subject to change as materials and labor may vary from year to year.
 - b. In cooperation with AVV, establish the start/stop dates for the event.
 - c. Act as final decision maker with regard to final event completion date/day/time by watching video footage of the first portion of the tower to go into the water. Tower Drop is completed when any portion of the Tower Top Triangles (Wooden Flags) hit the ice/water.
5. AVV agrees to:
 - a. Establish cost per ticket.
 - b. Collect and hold all monies generated from the Classic and distribute the monies

- in accordance with this agreement upon completion of the applicable Classic.
- c. Maintain a valid gaming license to include the authorization to conduct the Classic.
 - d. Design, print and distribute Classic tickets within the Valdez area. Once established, further distribution may be considered if allowed under the permit.
 - e. Assist with advertising the event through multi-media venues, when possible.
6. All proceeds generated from the Classic will be allocated per the following breakdown:
 - a. 50% of the total proceeds to the winner. If there is more than 1 winner, the 50% will be equally divided amongst them.
 7. The City reserves the right to deduct future administrative fees and overhead from the event proceeds (before the division of proceeds as referenced above) if the overall administrative burden of managing the Classic exceeds the capabilities of the City's organic resources staged within the Parks, Recreation & Cultural Services Department. This decision will be made in consultation with AVV prior to January 1 of the applicable year's Classic.
 8. The City reserves the right to cancel or postpone the event at any time based on unforeseen events or personnel shortfalls, provided AVV is notified in advance. As a result, AVV reserves the right to take over the management and administrative oversight of the Classic, provided the City concurs that said management would prove beneficial to the long-term sustainability of the Classic.
 9. If the Classic grows beyond a level that AVV and the City can feasibly administer, it is the ultimate desire of both AVV and the City to establish an independent non-profit Snowtown Ice Classic Committee. The purpose of said Committee would be to assume long-term administrative & financial oversight of the event. Such a Committee will establish governing bylaws that will require approval from both AVV and the City, to include both AVV and the City retaining permanent Committee seats, unless otherwise directed by the AVV Executive Director and the City Manager.
 10. Until such time as a Committee is established, all management and policy decisions for general operations of the Classic shall remain with the City; provided, however, that the recommendations of AVV shall be duly considered by the City in all matters dealing with the performance of this agreement, and the City shall act in good faith in accordance with said recommendations insofar as practical to carry out the intent of the establishment of the Classic in benefitting both AVV and the citizens of Valdez and its surrounding neighbors.
 11. The City agrees to indemnify and save harmless AVV, its Board of Directors, officers, and employees, from and against all claims, demands, judgments, costs, and expenses (including reasonable attorney's fees) which may arise by reason of any injury to any person, or damage to any property, attributable to the negligence of the City, its officers, agents, and employees, in connection with the City's performance under this agreement. Similarly, AVV agrees to indemnify and save harmless the City, its officers, and employees, from and against all claims, demands, judgments, costs, and expenses

(including reasonable attorney's fees) which may arise by reason of any injury to any person, or damage to any property, attributable to the negligence of AVV, its officers, agents, and employees, in connection with AVV's performance under this agreement.

12. This agreement shall be reviewed annually. This agreement is subject to amendment, renegotiation, or termination at any time; however, 45 days written notice shall be given by the party requesting amendment, modification or termination. Requests shall be in writing and shall not be binding until executed by both parties.

13. For the purpose of giving notice as required herein, the addresses of the parties shall be as follows, unless written notice of change of address is provided the other:

Advocates for Victims of Violence Attn: Executive Director
P.O. Box 524
Valdez, AK 99686

City of Valdez
Attn: City Manager
P.O. Box 307
Valdez, AK 99686

14. Each party hereby represents and warrants that it has the authority to enter into this agreement by and through its duly authorized undersigned representative(s).

15. Each party further acknowledges and agrees to be bound by an obligation to perform in all respects hereunder in good faith towards the accomplishment of the mutually beneficial goals underlying the establishment of this agreement.

IN WITNESS WHEREOF, the parties have executed this agreement on the date(s) set forth below.

[SIGNATURES TO FOLLOW]

ADVOCATES FOR VICTIMS OF VIOLENCE

BY: _____

DATE: _____

TITLE: _____

FEDERAL ID #: _____

Mailing Address

City, State, Zip Code

Signature of Company Secretary or Attest

Date: _____

**CITY OF VALDEZ, ALASKA
APPROVED:**

Sharon Scheidt, City Manager

Date: _____

ATTEST:

Sheri L. Pierce, MMC, City Clerk

Date: _____

RECOMMENDED:

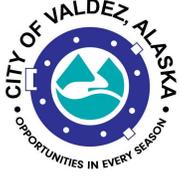
Ken Wilson, PRCS Director

Date: _____

**APPROVED AS TO FORM:
Brena, Bell & Walker, P.C.**

Jake W. Staser

Date: _____



Legislation Text

File #: 24-0039, **Version:** 1

ITEM TITLE:

Proclamation: Teen Dating Violence Awareness Month

SUBMITTED BY: Elise Sorum-Birk, Deputy City Clerk

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

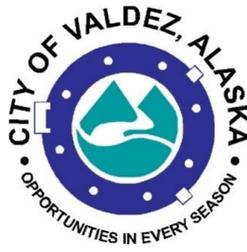
Funding Source: N/A

RECOMMENDATION:

Approve Proclamation: Teen Dating Violence Awareness Month

SUMMARY STATEMENT:

Annual proclamation by the Mayor that the month of February be "Teen Dating Violence Awareness Month".



PROCLAMATION

WHEREAS, the youth of Alaska are this State's most precious resource and greatest hope for the future, and ensuring their safety, well-being, positive development and growth into healthy citizens is a priority and responsibility we all share; and

WHEREAS, the transitional adolescent years present new challenges and choices for teens as they experience dating relationships for the first time and, unfortunately, associated pressures and expectations that can lead to abusive behavior; and

WHEREAS, teen dating violence includes physical, verbal, and emotional abuse, sexual assault, and harassment and this abuse is now easier through texting and emailing and is a reality for many teenagers in Alaska; and

WHEREAS, a nationwide survey finds that 30% of teens in a dating relationship have been text-messaged 10-30 times an hour by a partner and yet 81% of parents don't believe that teen dating violence is an issue; and

WHEREAS, 1 in 3 young people are affected by dating violence, with 1 in 5 in a serious relationship reporting having been slapped, pushed, hit, threatened or coerced and sexually abused by a dating partner; and

WHEREAS, studies also indicate that the effects of violent relationships can be serious and put victims at higher risk for substance abuse, eating disorders, risky sexual behavior, suicide, and adult re-victimization; and

WHEREAS, young people can make better choices when they understand that healthy relationships are based on respect and learn to identify early warning signs of an abusive relationship; and

WHEREAS, the elimination of dating violence must be achieved through the cooperation of parents, teachers, individual organizations, and the members of the community.

NOW, THEREFORE, I, Sharon Scheidt, Mayor of the City of Valdez, Alaska, do hereby proclaim the month of February 2024 as:

Teen Dating Violence Awareness and Prevention Month

and urge our community to learn more about preventing teen dating violence and to show support for the numerous organizations and individuals who provide critical advocacy, services, and assistance to victims.

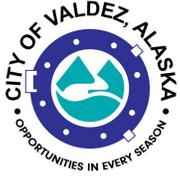
Dated this 6th day of February, 2024.

CITY OF VALDEZ, ALASKA

ATTEST:

Elise Sorum-Birk, Deputy City Clerk

Sharon Scheidt, Mayor



Legislation Text

File #: 24-0040, **Version:** 1

ITEM TITLE:

Proclamation: Black History Month

SUBMITTED BY: Elise Sorum-Birk, Deputy City Clerk

FISCAL NOTES:

Expenditure Required: n/a

Unencumbered Balance: n/a

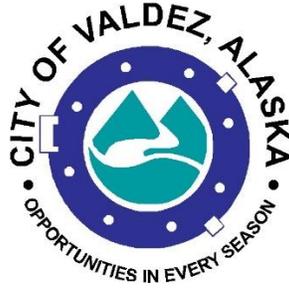
Funding Source: n/a

RECOMMENDATION:

Approve.

SUMMARY STATEMENT:

Proclamation recognizing February 2024 as "Black History Month".



PROCLAMATION

WHEREAS, Black Americans have played significant and historically underrepresented roles in the history of the nation's economic, cultural, spiritual, and political development while working tirelessly to maintain and promote their culture and history; and

WHEREAS, the United States government first formally recognized Black History Month in 1976 as part of the U.S. Bicentennial to celebrate and highlight these unacknowledged contributions; and

WHEREAS, the theme Black History Month for 2024 is "Rhythms of Resilience: One Soul, One Sound" and centers on the concept that Black history, culture, and music embody a tapestry of diversity and interconnection, rather than being a single narrative; and

WHEREAS, African Americans have made positive and indelible contributions on Alaska's history and culture since well before statehood, including participation in early whaling and maritime exploration activities, involvement in the Gold Rush, the founding of Anchorage, the building of the Alaska Highway, the fight for Alaska Civil Right in the 1940s and countless other historical events leading up to the present; and

WHEREAS, one fascinating example of unrecognized Black History in Alaska is found in the life of Old Valdez's influential early resident, Melvin Dempsey, a prospector of African-American and Cherokee descent who was born into slavery in 1857 and went on to found Alaska's first free reading room, Valdez's first Society for the Prevention of Cruelty to Animals and a relief station for prospectors on Valdez Glacier; and

WHEREAS, the celebration of Black History Month is a positive way of recognizing the culture and history of African Americans as vital to the core beliefs and values of our society.

NOW, THEREFORE, I, Sharon Scheidt, Mayor of the City of Valdez, do hereby proclaim and observe February 2024 as

BLACK HISTORY MONTH

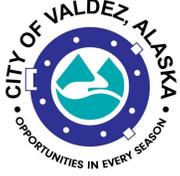
and urge Valdez residents to learn more about the legacy of Black Americans and Alaskans who have shaped the history of our community, state and nation.

CITY OF VALDEZ, ALASKA

Sharon Scheidt, Mayor

ATTEST:

Elise Sorum-Birk, City Clerk



Legislation Text

File #: RES 23-0068, **Version:** 1

ITEM TITLE:

#23-68 - Approving Port Valdez Company Memorial Art Installation at Meals Hill

SUBMITTED BY: Nathan Duval, Assistant City manager/Capital Facilities Director

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

Approve Resolution #23-68 approving Port Valdez Company Memorial Art Installation at Meals Hill

SUMMARY STATEMENT:

The Meals Hill sales agreement includes a provision within the Terms of Sale for the installation of a public memorial art piece. The terms of the agreement state "All enhancements to the Property... shall be subject to approval by the applicable planning authority of the City and by the Valdez City Council".

The attached resolution is intended to serve as the formal approval of the art installation at Meals Hill referenced above.

The design was discussed with the City Council at the November 21, 2023, regular meeting. Council conversation included a desire to include a narrative or greater interpretation of the Exxon Valdez Oil Spill. Council member Love, Council member Devens and Council member Foster agreed to form a sub-committee to further discuss the topic. Port Valdez Co Representative, John Clark, has offered to consider modifications to emphasize the spill. Additional interpretative panels relating to the spill and EVOS are going to be installed along the trail outside the scope of the artwork (draft panels included for reference).

To date Council has expressed a desire to not expend public funds on the artwork.

Attachments to the resolution include the presented art piece, a sketch of the location for the art at the entrance, the Bureau of Land Management letter of non-objection and a recommendation from the sub-committee.

CITY OF VALDEZ, ALASKA

RESOLUTION #23-68

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VALDEZ,
ALASKA, APPROVING PORT VALDEZ COMPANY MEMORIAL ART
INSTALLATION

WHEREAS, the City of Valdez (“City”), The Port Valdez Company, Inc. (“Port Valdez Company”), and the Bureau of Land Management (“BLM”) entered into a Purchase and Sale Agreement (“Agreement”) for Meals Hill Parcels effective April 16, 2019; and

WHEREAS, the Agreement provided for the use of *Exxon Valdez* Oil Spill Trustee Council funds for the purchase and required the recording of a Conservation Easement; and

WHEREAS, the Agreement provides Port Valdez Company the option to install enhancements in the form of “a memorial that both aesthetically blends with the natural features of the Property, ensures the protection of the Conservation Values as set forth in the Conservation Easement, and in all other ways is consistent with the terms and conditions of the Conservation Easement”; and

WHEREAS, the Agreement requires that the City Council and the Bureau of Land Management (“BLM”) provide a finding of consistency for the design concept and the enhancements; and

WHEREAS, the City and Port Valdez Company entered into a Commission Agreement with Classic Foundry, LLC for the creation and installation of the enhancements; and

WHEREAS, the BLM has issued a letter of non-objection attached hereto confirming compliance with the conservation easement provisions; and

WHEREAS, the City has agreed to provide site preparation work, which is within the scope of work presently contemplated on the property; and

WHEREAS, the City Council desires to approve the installation of the enhancements in a form substantially similar to the design renderings attached hereto as Appendix A at the site identified in Appendix B.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA, that:

Section 1. The City of Valdez approves the installation of the enhancements in a form substantially similar to the design renderings attached hereto as Appendix A at the site identified in Appendix B.

Resolution #23-68
Page 2

Section 2. Installation of the enhancement shall only occur following issuance of a written notice to proceed by the Capital Facilities Director.

CITY OF VALDEZ, ALASKA

Sharon Scheidt, Mayor

ATTEST:

Sheri L. Pierce, MMC, City Clerk



City of
VALDEZ

Mission:

**"To cultivate an environment of opportunity,
sustained prosperity, and
well-being for all people of Valdez"**

November 21, 2023

VALDEZ RISING

“Suacit”

[Soo-Wa-Chit]

*“The People From The Place That
Rises Into View”*

www.valdezrising.com

Valdez Rising – *Suacit*

The Project

To open the new revitalized trails at Meals Hill, Alaska Community Foundation (ACF) is working in partnership with The Port Valdez Company (PVC) and the City of Valdez to develop a public art installation entitled *Valdez Rising – Suacit* [The People From The Place That Rises Into View]. We have worked with the City of Valdez and community leaders, including Anna Bateman and Diane Selanoff, the local tribal administrators, in a competitive selection design process to construct a public art experience that will highlight the history of the Community of Valdez, and the connection between its residents and the future.

OLD TOWNSITE OR "HAZELETVILLE"

IN 1900 THE ORIGINAL DEBARKATION
POINT FOR TRAVELLERS AND SUPPLIES ;
PASSENGERS BEING LANDED BY SHIPS BOAT,
ANIMALS BY SWIMMING ASHORE.

IN 1903 LAND WAS CLEARED AND BUILDINGS
ERECTED: LATER THE COPPER RIVER AND NORTH-
WESTERN RAILROAD PLANNED TO USE THIS SITE
FOR ITS OCEAN TERMINAL. THESE PLANS
WERE ABANDONED. IN 1911 MINING ACTIVITY
UP MINERAL CREEK REMEVED INTEREST IN THE
OLD TOWNSITE. THIS WAS SHORTLIVED, AND THE
WELL-SHELTERED AREA OF A COUPLE THOUSAND
ACRES (MOSTLY PRIVATELY-OWNED) WITH
ACRES CLEARED THRU HEAVY TIMBER
BECAME DORMANT. NATURE GRADUALLY
TOOK OVER AND OBSCURING MAN'S
WORK.

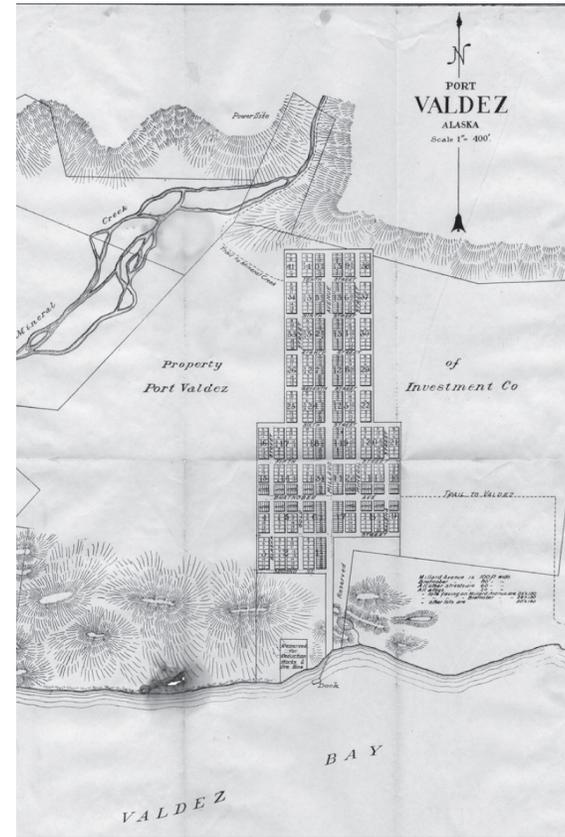
VALDEZ C of G

1901

“Juneau is full of talk about Valdez. Townsite is talked, and if any knew I had the papers in my grip which told where the town would be, likewise the railroad, they would be excited sure.”

—George C. Hazelet

The Port Valdez Investment Co.
a.k.a “Hazelet’s Hay Ranch” or “Hazeletville”
property sales plat.

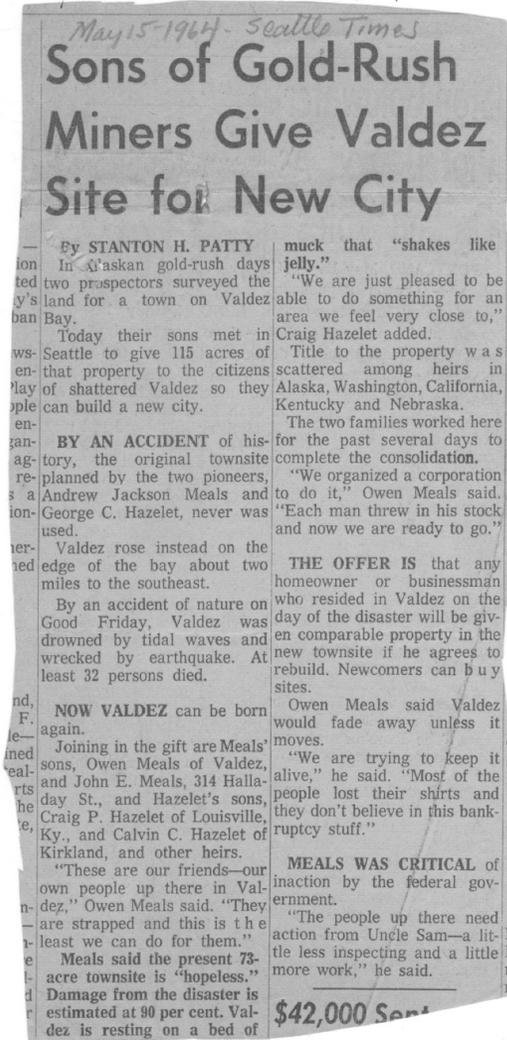


The Port Valdez Investment Co., a.k.a. “Hazelet’s Hay Ranch” or “Hazeletville” property sales plat. Courtesy of Mary Ellen Murphy Collection.

1964

“Certainly, they can have the land. It’s a gift to the citizens of Valdez. I believe Valdez can come back—if we keep politics out of the decisions. The spirit here is good so far, but this town needs help—the kind of help the government hands out all the time to Europe and Asia. If we don’t get it, most of the people here will have to gather up what few assets they have and call it a day.”

—Owen Meals, April 1964



MEALS HILL TRAILHEAD
Public Art Installation
at
“Hazelet & Meals Avenues”

MEALS HILL PARKLANDS

Meals Hill is 184 acres of public land located near the Valdez Ferry Terminal that is permanently protected by a conservation easement, ensuring it will remain open to the public for recreation and that its valuable wildlife habitat will remain undeveloped. It is a recreational destination for the City of Valdez and the many tourists that come to Valdez each year.

MEALS HILL PARKLANDS HISTORY

In October 2019, The Port Valdez Company, Inc. (PVC) transferred 184 acres of land, known as "Meals Hill," to the City of Valdez to become a conservation easement. The land will remain undeveloped and used as a protected wildlife habitat and public recreation area.

The Great Land Trust facilitated the purchase of the property using Exxon Valdez Oil Spill (EVOS) Trustee Council funds. The Port Valdez Company worked with Great Land Trust, the Bureau of Land Management, the U.S. Fish and Wildlife Service Coastal Program, the State of Alaska, and the City of Valdez to complete the transfer of the land. The City of Valdez manages the new public recreation area.

The Port Valdez Co. & City of Valdez Sales Agreement

- **Following is the language in the Sales Agreement we must satisfy before any approval is granted found under 3. Terms of Sale para. (c) on page 3 of 29:**
- *In support of the enhancements contemplated herein, the Seller agrees upon the sale of said Property, to set aside in escrow ONE HUNDRED THOUSAND DOLLARS (\$100,000.00) toward a goal of TWO HUNDRED AND FIFTY THOUSAND DOLLARS (\$250,000.00) in a matching grant fund to fund a design competition and production of an appropriate memorial that will recognize the family partnership of The Port Valdez Company, Inc., and its founders, George Cheever Hazelet and Andrew Jackson Meals. This partnership was instrumental in the founding of Valdez, Alaska and Cordova, Alaska during the Great Alaska Gold Rush of 1898 and early 20th century. It is the desire of The Port Valdez Company, Inc., not only to recognize its partnership, but the spirit of the many Alaskan partnerships that ushered the Alaska Territory into statehood and these United States of America. A committee of local and statewide leadership (“Design Committee”) shall be formed and chaired by The Port Valdez Company, Inc. If the \$250,000.00 goal is not matched or no matching-fund monies are raised to match the grant offering within three (3) years of the sale of the Property, the \$100,000.00 will revert back to The Port Valdez Company, Inc. An “appropriate memorial” means a memorial that both aesthetically blends with the natural features of the Property, ensures the protection of the Conservation Values as set forth in the Conservation Easement, and in all other ways is consistent with the terms and conditions of the Conservation Easement. At least 6 months prior to any planned construction or installation, the Design Committee shall forward any design concepts to the City and the Bureau of Land Management for review, comment, and finding of consistency. All enhancements to the Property contemplated in this paragraph shall be subject to approval by the applicable planning authority of the City and by the Valdez City Council.*

Monument to two guys on horses pointing to the gold fields!

Founder A



Founder B



The Valdez Story

Through community leadership meetings the “monument” became a “Public Art Installation” that tells the story of a community that refused to quit. A community story steeped in strength of character, resilience and persistence.

“Valdez Rising”

A community space for conversations, reflection and contemplation of the future.

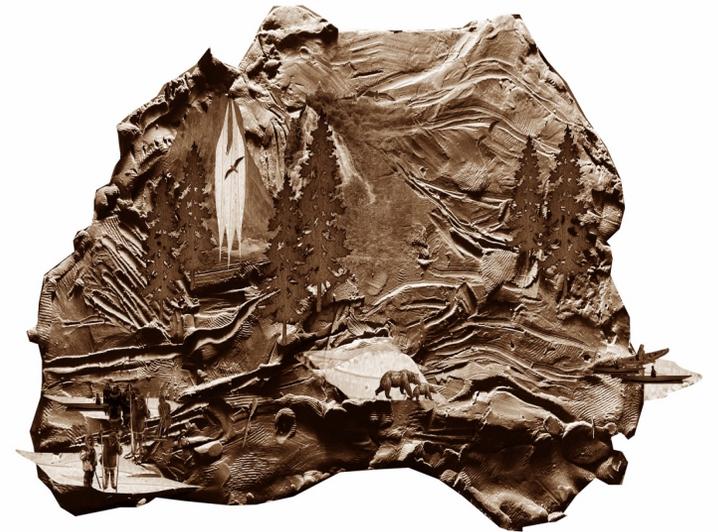
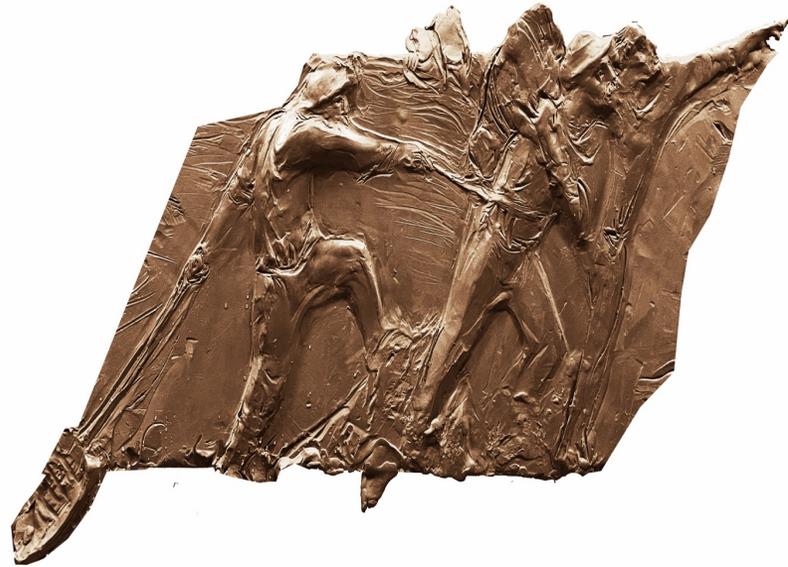
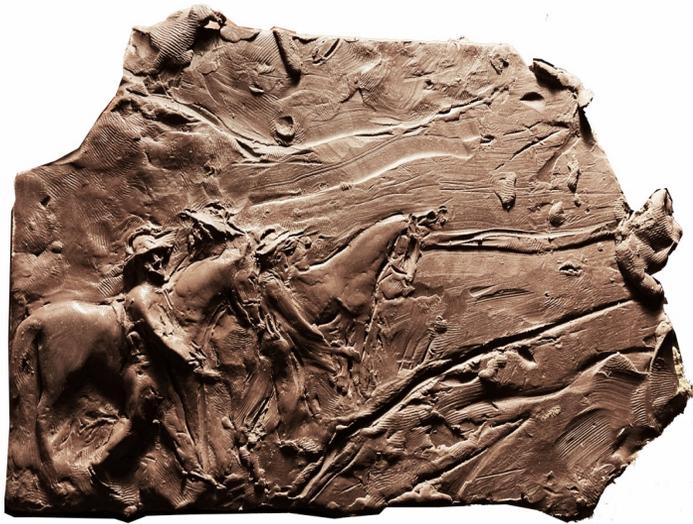




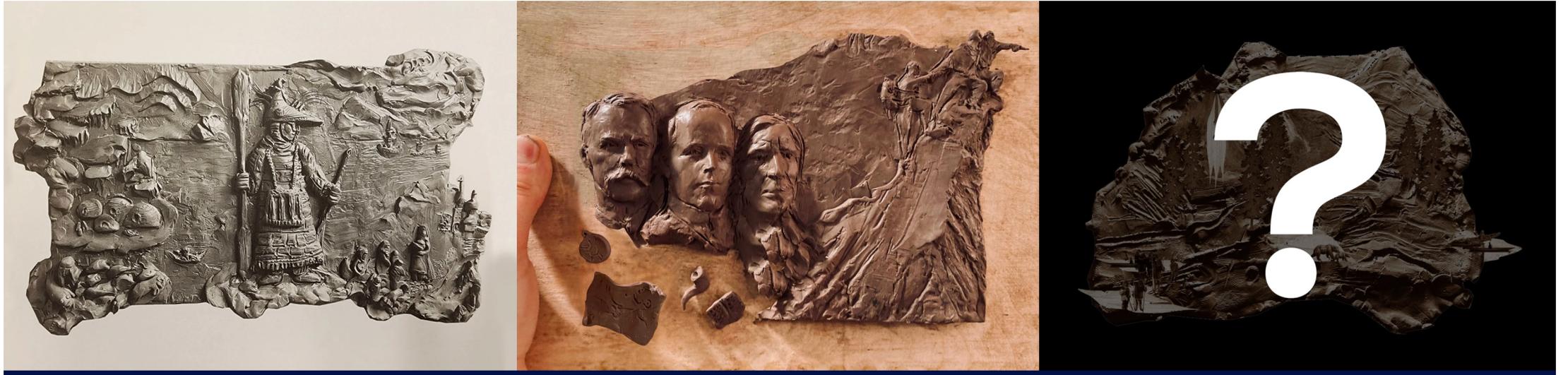
Panels in Bas Relief

- Proposed materials for Meals Hill sculpture:
 - Three 4 feet X 6 feet Bronze (natural color and patina)
 - Lighting
 - Stone Monoliths
 - Embedment epoxy material & wall anchors

December 21, 2021 City of Valdez Council Meeting



May 5, 2023 Valdez Community Meeting



NOVEMBER
21, 2023
City of Valdez
Council
Meeting



Always Looking Forward

In the early 1900s, city leaders George Cheever Hazelet and Andrew Jackson Meals dreamed of moving the original site of Valdez to higher, more stable ground. Long after they were gone, their vision was finally realized.

The 1964 earthquake was the defining moment. What is now known as "Old Town" was devastated. The descendants of both men responded by revitalizing the old partnership of 1898. They formed The Port Valdez Company to donate 115 acres of land, where the failed "Hazeletville" development once stood, so the City of Valdez could rebuild and thrive again.

Valdez Rising – Suacit "The People From the Place That Rises Into View"

These sculptures at the gateway to the Meals Hill parklands and trails celebrate the history and culture of the City of Valdez and the collaborative spirit of those who built it. That spirit was inspired by the longtime leadership of George Cheever Hazelet and Andrew Jackson Meals, and the Native Alaskans they relied on. The lives of these two prospectors and uncommon entrepreneurs tell the story of the "many" who journeyed over the Valdez Glacier into the Alaskan Gold Fields in 1898. It was strength and character like theirs that built Valdez and led the Alaska Territory into statehood in 1959.

[A. Plaque]

Always Looking Forward

In the early 1900s, city leaders George Cheever Hazelet and Andrew Jackson Meals dreamed of moving the original site of Valdez to higher, more stable ground. Long after they were gone, their vision was finally realized.

The 1964 earthquake was the defining moment. What is now known as “Old Town” was devastated. The descendants of both men responded by revitalizing the old partnership of 1898. They formed The Port Valdez Company to donate 115 acres of land, where the failed “*Hazeletville*” development once stood, so the City of Valdez could rebuild and thrive again.

[B. Plaque]

VALDEZ RISING

“Suacit”

[Soo-Wa-Chit]

“The People From the Place That Rises Into View”

These sculptures at the gateway to the Meals Hill parklands and trails celebrate the history and culture of the City of Valdez and the collaborative spirit of those who built it. That spirit was inspired by the longtime leadership of George Cheever Hazelet and Andrew Jackson Meals, and the Native Alaskans they relied on.

The lives of these two prospectors and uncommon entrepreneurs tell the story of the “many” who journeyed over the Valdez Glacier into the Alaskan Gold Fields in 1898. It was strength of character like theirs, persistence and resilience of common goals that built Valdez and led the Alaska Territory into statehood in 1959.

[C. Signature Plaque]

VALDEZ RISING

“Suacit”

“The People From the Place that Rises into View”

1898

George Cheever Hazelet, Andrew Jackson Meals, and Tl’adets (a.k.a. “Indian Charlie”) ascend the Valdez Glacier to find Gold and Copper but more importantly define the early “soul” of what would become

The Community of Valdez, Alaska

Founded 1901

Sculpture 2024, by Ion Onutan, Gegham Abrahamyan, Tsonivar Muradyan, Grigoriy Reva, Gar LaSalle – Classic Foundry, Seattle, Washington U.S.A.

Donated by: The Port of Valdez Company, Harris Sand & Gravel Company

and the Citizens of Valdez

www.valdezrising.com



Information added to existing website: www.valdezalaska.org

Page 1:

Title: VALDEZ RISING “SUACIT” – The People From The Place That Rises Into View
(with photos of the art installation)

Page 2:

Meals Park Map (with “you are here”)

- Links to the three Panel narratives
- Links to:
 - History of Hazelet and Meals, Native Alaskans and Valdez History
 - Book links:
 - *Hazelet’s Journal* - Hazelet
 - *Ice Bound Empire* – Tower
 - *The Native People of Alaska* - Langdon
 - *Alaskan History* – in Brief - Barnett
 - *Valdez Rises* - Gregory
 - Other Valdez resources (www.visitvaldez.com)

CENTER PANEL



Center Panel Narrative

In 1898 George Cheever Hazelet and Andrew Jackson Meals made their way from their homes in Nebraska and joined the thousands of pioneers who ventured into Alaska's vast, frozen north to prospect for the rich natural resources buried within.

Their story, a life-long adventure chronicled in books like *Hazelet's Journals* and *Icebound Empire*, is one of persistence, courage and endurance - two determined souls leaning relentlessly forward and upward against overwhelming odds of success.

Guided by resourceful native Alaskan's like Tl'adet, Hazelet and Meals carved the first trails into the Alaskan Copper River interior. Hazelet, a modest but extremely resourceful visionary, recognizing the importance of an accessible coastal terminal, founded the townships of Valdez and Cordova. The citizenry of Cordova elected the highly respected Hazelet as its first mayor and the Republican party nominated him as their gubernatorial candidate for the Alaskan territory. Meals settled in Valdez and with his family, developed important transportation and construction enterprises.

Undaunted by personal tragedies, the inevitable vicissitudes of a harsh, unforgiving wilderness, and the political tribulations that accompany new enterprise, they never gave up.

Center Panel Sculpture Imagery

- George Cheever Hazelet and Andrew Jackson Meals, their efforts aided by Tl'adets (a.k.a.) "Indian Charlie", climb up a steep glacier pass - all of them attempting to move a sled loaded with supplies to a cache for their long prospecting journey.
- Tl'adets guides them, pointing to something up ahead
- George Hazelet struggles to pull the sled while he peers forward to where Tl'adet is pointing
- Jack Meals strains to pull the sled from the middle

LEFT PANEL



Left Panel Narrative

The Native Alaskan presence in the Valdez area had never been recorded before the arrival of enterprising non-native pioneers in 1792. However, it is likely that Tl'adet, known by many prospectors as “Indian Charlie”, was from one of the three migratory main cultural descendants of aboriginal Native Alaskan tribal peoples. For thousands of years these tribes consistently used the Prince William Sound and the Copper River Basin for hunting and fishing:

The *Ahtna* are an Athabascan tribe, also known as “Copper River Natives.” Their homeland is located in the Copper River area of southern Alaska.

The *Sugpiaq* or *Chugach*, now known as “Alutiiq.” These were the maritime people who live around Prince William Sound and the Alaska Peninsula and share some cultural traits with both the Aleut and Yup'ik peoples, and

The *Eyak* people who live in the Copper River Delta, and whose territory has changed over time, moving southward from the Alaskan interior. They have often been associated with Northwest Coast tribes such as the Tlingit, and Haida, but they retain their own distinct language and culture.

Hazelet and Meals repeatedly acknowledged their reliance on Tl'adet to help them successfully explore the region. It is certain that the survival and enterprising efforts of many other prospectors would have been impossible, had they not relied on the early guidance of Native Alaskans, whose inherent knowledge of the area was profound.

Left Panel Sculpture Imagery

- Native Alaskans in kyaks harpoon whales
- Thatch Huts on shore
- Native Alaskans fish, hunt
- Bears, birds, Natural beauty
- Volcanic eruptions
- Glaciers
- Seals, Bears, rivers teeming with Salmon

RIGHT PANEL



Right Panel Narrative

Valdez, a thriving community nestled on the shore of a bountiful region abounding with natural resources and beauty, provides great opportunity for the families that live here. The history of the Valdez community rich with stories that relate these common themes:

Perseverance and Durability in the face of overwhelming adversity and dramatic climate challenges,
Hope for the future with Community Cooperation,
Love and Responsible Stewardship of the environment and its awe-inspiring beauty and bounty,
Respect for the Past, the Native Alaskan predecessors and those pioneers who founded the Valdez home that so many people love.

To learn more about the Valdez story, here are links to these sources:

Books about the Pioneers and Native Alaskans:

Hazelet's Journal - by George Cheever Hazelet

Icebound Empire - by Elizabeth Tower

The Native People of Alaska - by Steve Langdon

Alaskan History - in Brief - by James Barnett

Valdez Rises - by Tabitha Gregory

www.valdezalaska.org

www.visitvaldez.com

Right Panel Sculpture Imagery

- First contact, Russian, Spanish, French, English and American interacting with Native Alaskans
- Gold Rush – prospectors panning for gold
- Horsetail & Bridal Falls
- Railroad tunnel in Keystone Canyon
- Earthquake and Exxon Valdez Oil spill
- Valdez Community with Families, Homes, Children playing
- Native Tribal “Starring Ceremony” a symbol of hope and community unity for the future

NOVEMBER
21, 2023
City of Valdez
Council
Meeting



Estimated BUDGET*

- Design and fabrication of completed sculpture and lighting installation: \$182,500
(cost of materials, labor, contingency*)
- Web Page design: \$3,000.00
- Equipment rental for installation: \$4000.00
- Transportation of completed work from Seattle to Valdez: \$12,000
- Airfare (6 round trip visits LaSalle and/or Onutan): Delta Air: Seattle - Anchorage: \$4050.00 Airfare (6 round trip visits LaSalle and/or Onutan): Raven Air: Anchorage - Valdez: \$6,000
- Lodging (20 days LaSalle and/or Onutan) spread over 12 months) Hotel: \$4800.00
- Meals: (20 days LaSalle and/or Onutan) spread over 12 months \$2,400
- Quarry, transport and installation of three 3'x4'x12' shale stone columns as backdrop for completed sculpture, plus 3 stone seats & 1 stone table \$30,000

Total: \$244,700.00

Funding

Through the Meals Hill sales agreement The Port Valdez Company has
Set aside a matching grant of\$100,000

In collaboration with the Alaska Community Foundation The Port
Valdez Company, Inc. secured a Grant from the Rasmuson
Foundation.....\$ 25,000

Brick Sales **to date** 75 bricks @\$250 each.....\$ 18,750

Total to date\$143,750



United States Department of the Interior



BUREAU OF LAND MANAGEMENT
Glennallen Field Office
P.O. Box 147
Glennallen, Alaska 99588
www.blm.gov/alaska

In Reply Refer To:
2160 (AKA02000)
AA095494

Sent via Email

John H. Clark
The Port Valdez Company, Inc
520 Old Stone Road
Louisville, Kentucky 40207

Dear Mr. Clark,

In response to your email, dated March 15, 2023, the BLM has reviewed the information provided.

Thank you for the opportunity to review this proposal. BLM has no objections to this Founders Memorial and find it to be in compliance with the EVOS property plan and easement.

If you have questions or concerns regarding this matter, please contact Rhonda Williams, Realty Specialist, by calling (907) 822-3217, or email rwilliam@blm.gov.

Sincerely,

**MARNIE
GRAHAM** Digitally signed by
MARNIE GRAHAM
Date: 2023.11.17
14:37:18 -09'00'

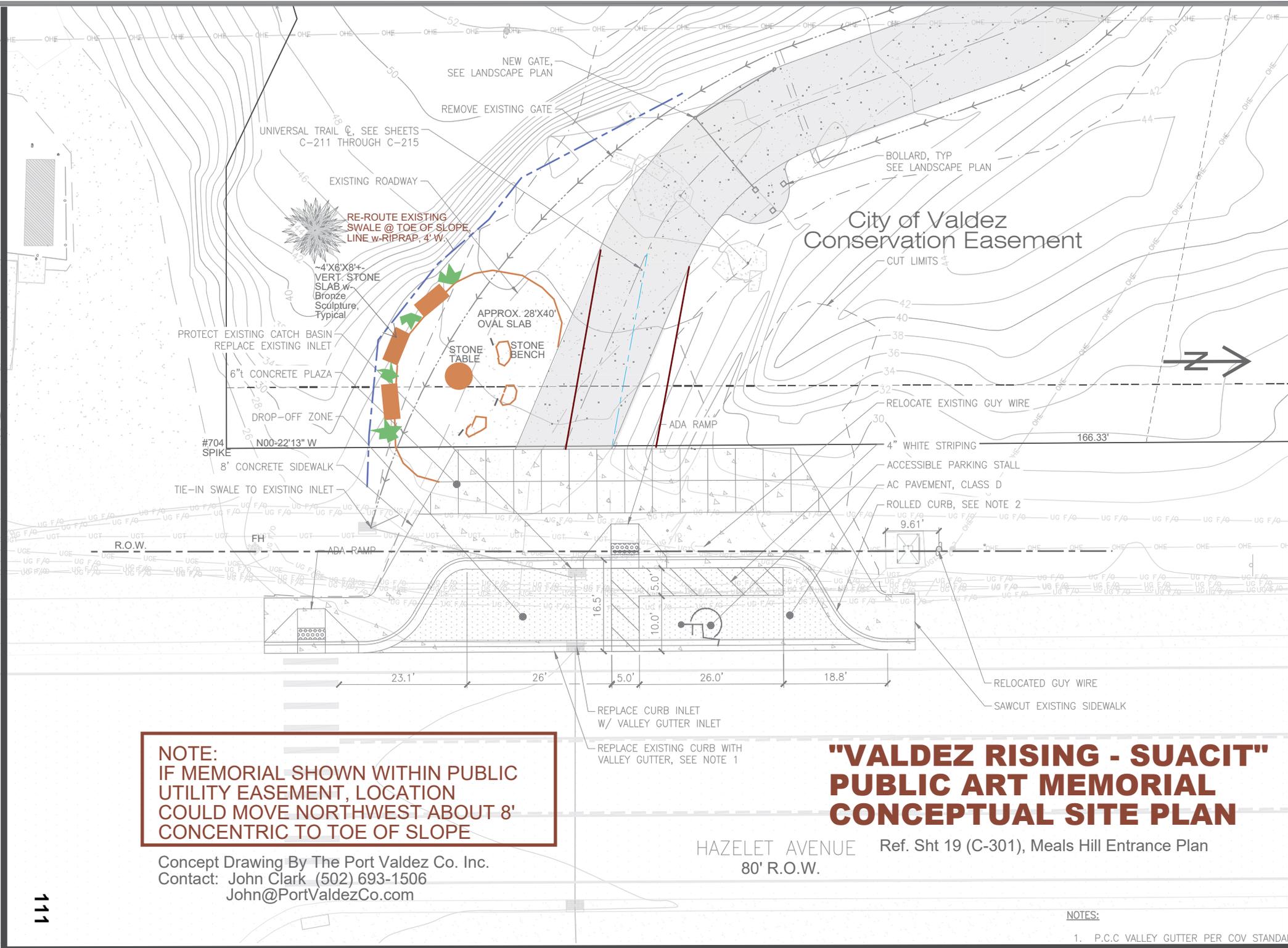
Marnie Graham
Field Manager

APPROVAL TO MOVE FORWARD
with
Valdez Rising – *Suacit*

“The People From The Place that Rises Into View”

The Port Valdez Company seeks approval from the City Council of Valdez to move forward with this “Public Art Installation” so the bronze casting production can be scheduled and the site design and preparation can be finalized for Fall 2024 ribbon cutting.

Many Thanks
to the
City Council of Valdez
for their consideration and approval.



City of Valdez
Conservation Easement

NOTE:
IF MEMORIAL SHOWN WITHIN PUBLIC UTILITY EASEMENT, LOCATION COULD MOVE NORTHWEST ABOUT 8' CONCENTRIC TO TOE OF SLOPE

**"VALDEZ RISING - SUACIT"
PUBLIC ART MEMORIAL
CONCEPTUAL SITE PLAN**

Concept Drawing By The Port Valdez Co. Inc.
Contact: John Clark (502) 693-1506
John@PortValdezCo.com

HAZELET AVENUE Ref. Sht 19 (C-301), Meals Hill Entrance Plan
80' R.O.W.

NOTES:
1. P.C.C VALLEY GUTTER PER COV STANDA



United States Department of the Interior



BUREAU OF LAND MANAGEMENT
Glennallen Field Office
P.O. Box 147
Glennallen, Alaska 99588
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In Reply Refer To:
2160 (AKA02000)
AA095494

Sent via Email

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Sincerely,

Marnie Graham
Field Manager



MEALS HILL PARK

TRAIL ETIQUETTE



TRAIL MAP



LEGEND

- PARK BOUNDARY
- PRIVATE PROPERTY
- 10' CONTOURS
- RESTROOM
- SCENIC VISTA
- COVERED SHELTER
- TRASH CAN
- EXPOSED CLIFFS
- TRAILHEAD (YOU ARE HERE)

TRAIL TYPES

- MULTI-USE SPINE TRAIL
- SECONDARY MULTI-USE TRAILS
- HIKING ONLY TRAILS
- MOUNTAIN BIKE TRAILS
- WINTER ONLY TRAIL
- BIKE ONLY
- HIKE ONLY
- WINTER ONLY

TRAIL	LENGTH	DESCRIPTION
MULTI-USE SPINE TRAIL	1.2 mi	This is the main artery of the trail system, a wide path that leads you up to the high point of Meals Hill.
OVERLOOK LOOP	0.04 mi	The Overlook Loop provides seating and views of the harbor. The trail will lead to the shelter and toilet.
VALDEZ VISTA TRAIL	0.3 mi	The Valdez Vista Trail is a hiking only trail that begins with an over 10% grade but flattens out and provides great views.
BOG VIEW TRAIL	0.2 mi	Multi-use trail open to hikers, bikes, skis. Ungroomed.
FOREST FLOW MOUNTAIN BIKE TRAIL	0.5 mi	Natural surface non motorized singletrack trail with limited technical features suitable for beginner and intermediate riders. No hiking.
ALDER FLOW MOUNTAIN BIKE TRAIL	2.0 mi	Natural surface with banked turns for intermediate riders. No hiking.

Meals Hill: A Place for People to Experience The Dynamic Landscapes of Valdez



Park History

The Valdez region was settled by Sugpiaq, Eyak and Ahtna Native peoples. These tribes hunted, fished, and traded in the area for thousands of years.

During the Klondike gold rush of the late 1800s, what is known today as Meals Hill became part of a 700 acre claim by two entrepreneurs, George Cheever Hazlet and Andrew Jackson Meals.

Over the turn of the century and through the early decades of the 1900s Valdez developed into a city, but the historic townsite was destroyed in the infamous Good Friday earthquake of 1964.

To assist with the town relocation, the descendants of Meals and Hazlet formed The Port Valdez Company. In the aftermath of the earthquake, The Port Valdez Company worked with the city to relocate the townsite to Meals and Hazlet homestead lands. As the new Valdez townsite grew, The Port Valdez Company continued to look for development opportunities on their remaining holdings. As a landmark with 360-degree views of the port, mountains, and town, Meals Hill had always been valued for its unique features. In 2019, the Port Valdez Company agreed to sell the Meals Hill property to COV for use as a city park.



Conservation & Stewardship

The purchase of the Meals Hill Park property was funded in part by a grant from the Exxon Valdez Oil Spill Trustee Council (EVOSTC). EVOSTC was formed to oversee the restoration of the ecosystem injured by the oil spill through the use of the \$900 million civil settlement approved by the U.S. District Court on October 9, 1991 between the State of Alaska, the United States government, and Exxon.

EVOSTC funded the purchase of the Meals Hill property due to its environmental significance and alignment with EVOSTC's mission to restore species and services impacted by the spill. The property contains 184 acres of undisturbed coastal rainforest, rocky coastal habitat, and wetlands that protect and aid in recovery of species, habitat, and services that were injured by the oil spill. The conditions of the EVOSTC funding included the placement of a conservation easement on the property to protect the property's natural environment in perpetuity.

Through the efforts of the Great Land Trust, The Port Valdez Company, EVOSTC, the U.S. Department of the Interior, BLM, the City of Valdez, the Alaska Department of Natural Resources, and individual community members, the land transfer and conservation easement were successfully completed in 2019.

Habitats of Meals Hill:

Intertidal Zone

Meals Hill is located right on the water, its rocky cliffs along the port of Valdez contain tidal species.



Old Growth Conifers

Throughout the forests of Meals Hill, there are old growth Sitka Spruce and hemlock.



Coastal Rain Forest

Valdez is located within the Pacific Temperate Rainforest, which extends down to the coast of California. The Pacific Temperate Rainforest is the largest rainforest in the world.

Mountain Views

Weather dependent, spectacular views will be visible along your visit.

Things to Look For:

As you enjoy Meals Hill Park you will get to experience these types of habitats and the plants and animals that call them home.

Be Aware Of:

Cow Parsnip
Heracleum maximum

Devil's Club
Ophiopanax horridus

Stinging Nettle
Urtica dioica

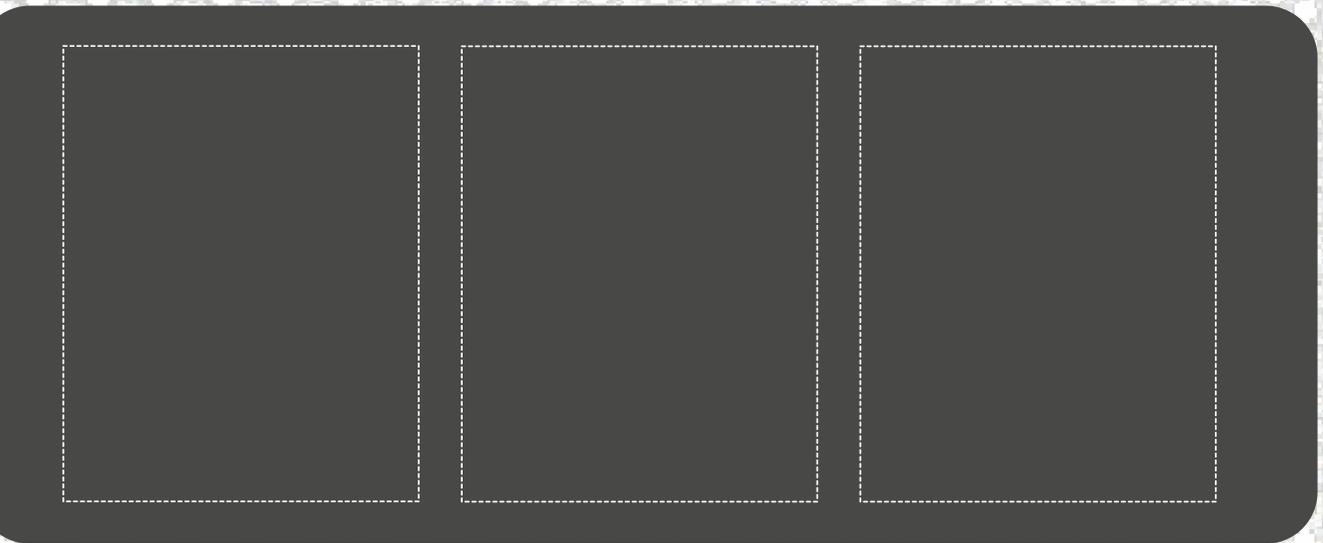
Watch Out for Moose and Bear
Make Noise & Keep Your Distance

Butter & Eggs
Linaria vulgaris

Bird Vetch
Vicia cracca

Spotted Knapweed
Centaurea stoebe

Orange Hawkweed
Pilosella aurantiaca



Between Land & Sea: The Intertidal Zone

The intertidal zone is the area where land and sea meet. This zone is sometimes exposed, sometimes covered in water depending on the tides. Many special species thrive in this zone. There is an Alaska Native phrase:

“When the tide goes out, the table is set.”

Cliff Dwellers: Sea Birds of Valdez



Arctic Tern
Sugpiaq: Nerusiculik

Black Legged Kittiwake
Sugpiaq: Ukigiyaq/Qay’agaag



Arctic Terns (*Sterna paradisaea*) are unique in their ability to hover - like hummingbirds. Arctic terns are known for their incredibly long migration patterns - farther than any other animal.

Black Legged Kittiwakes (*Rissa tridactyla*) are a seabird and a type of gull. They nest on cliffs to protect their young from predators. Both the mother and father care for the young and build the nests together.

Black Oystercatchers (*Haematopus bachmani*) feast on many of the species found in the intertidal zone like barnacles, mussels and crabs. The Alutiiq word for oystercatcher is *kiwisaq*.



Black Oystercatcher
Sugpiaq: Kiggwikiaq

A Place of Vital Recovery



The Coast of Meals Hill contains rocky cliffs and intertidal beaches that are a vital ecosystem that are very important to protect. After the Exxon Valdez Oil Spill, many species that thrive in the intertidal zone were impacted severely. Some of these species are now considered recovered, but others have failed to return to their pre oil spill population levels.

Life & Legend: Sugpiaq Stories



Sea otter populations in Valdez Harbor declined severely after the *Exxon Valdez* Oil spill in 1989, but they are now considered recovered. Sea otters feed on many of the species found in the intertidal zone like mollusks and crustaceans as well as small fish. Alaska Native hunters would mimic the sounds the sea otters make in order to capture them.

Alaska Native legend tells us that the sea otter started first as a man. The man was hunting for chitons (a mollusk) when he became stranded as the tide came in. As the water level grew higher, he transformed into a sea otter in order to survive.



Sea Otter
Sugpiaq: Ikamaq

Tidal Species

Starfish, chiton, and barnacles are species that can be found along the rocks when the tides goes out, all of which are edible.



Starfish (Asteroidea sp.)
Sugpiaq word: Agyaruag



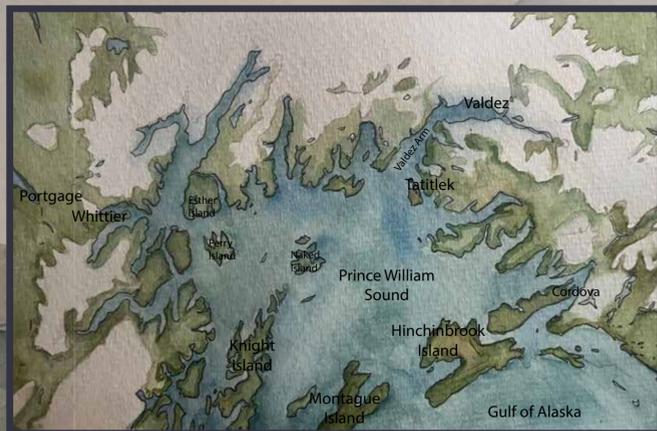
Chiton (Polyplacophora)
Sugpiaq word: Uriitaaq



Barnacles (Cirripedia)
Sugpiaq word: Qaugtat

Ocean Wonders:

Marine Life of Valdez



Valdez is located right on the water on the Gulf of Valdez, connected to Prince William Sound by the Valdez Arm. Marine life frequents this area, with whales coming into the gulf to feed. Keep your eye out for all kinds of creatures that might be taking a swim.

Sea of Sustenance

Hunting Marine Mammals



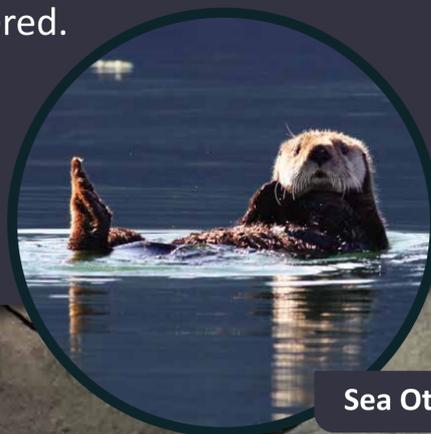
Sugpiaq peoples would have made use of the many animals found in the harbor for their food. Native peoples that lived or traveled to this area would have hunted for various marine mammals - like sea otters, seal, sea lions, and whales. Sugpiaq people would have used harpoons to hunt the sea otters, seal, and sea lions, usually from their kayak.

These animals would not be used merely for their meat. Sugpiaq people used many parts of the animals to craft tools and clothing. The stomach of the seal (Sugpiaq: Isuwim Suqaa) served as waterproof vessels, floats, food storage, and drums, among many other uses.

Water & Oil



When the Exxon Valdez Oil Spill occurred, the oil spilled out of the harbor into Prince William Sound, the coast line in the Valdez Harbor was not impacted. But marine mammals of Prince William Sound were greatly affected. Many animals became coated in oil, and massive efforts were made to save animals. Thousands of marine mammals died from the oil. Today, sea otters and harbor seals are both considered recovered.



Sea Otter



Take a Dive: Marine Mammals



Sea Lion
Sugpiaq: Wiinaq

Stellar Sea Lion (*Eumetopias jubatus*) Sea lions The Sugpiaq word for Sea Lion is wiinaq.



Sea Otter
Sugpiaq: Arhnaq

Harbor Seal (*Phoca vitulina*) The Harbor Seal tend to congregate together on top of rocky outcrops called “haulout rocks” The Sugpiaq word for this is “ugwik” meaning :a place to climb on top of.



Harbor Seal
Sugpiaq: Qaigyaq

Sea otter (*Enhydra lutris*) tend to stay close to shore, and do have the ability to travel on land. Sea otters are considered an endangered species worldwide, but in Prince William Sound, they have recovered from the thousands that died after becoming coated in oil from the spill in 1989.

Take a Dive: Underwater Views

While the view from shore may appear calm, there is a very active world below the surface.



Jellyfish (*Scyphozoa* sp.)
Sugpiaq word: Qaacek



Humpback Whales (*Megaptera novaeangliae*)
Sugpiaq word for whale: Qenulek



Dall's Porpoise (*Phocoenoides dalli*)
Sugpiaq word: Mangaq/Cilpig

Look Across the Bay. Mountains of Valdez

Mummy Mountain

Peak 4593

Mount Kate

Valdez Marine Terminal

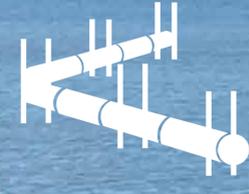
Fort Liscum

Jackson Point

Saw Island

Sawmill Spit

Seal Island

 **Alyeska Pipeline**

 **Oil Spill**

 **In Recovery**

The Alyeska Pipeline reaches its southern end here at the Valdez Marine Terminal. Pipeline construction began in the 1970s, with oil transportation beginning in 1977.

On the evening of March 24th, 1989 the Exxon Valdez left the Valdez Marine Terminal and a few hours later struck Bligh Reef, south of the Valdez Arm and 6 miles west of Tatitlek. This collision caused a major oil spill.

Ecosystems are still recovering from the devastating 1989 Exxon Valdez Oil spill in which 10.8 million gallons of oil spilled into Prince William Sound.

To: Valdez City Council

From: Council Member Devens, Foster, and Love

Date: December 14, 2023

Subject: Meal Hill Art Installation Comments

Fellow Council Members,

Over the past few weeks we have worked to come up with the following comments and associated narrative regarding the Meals Hill art installation design that was proposed by Mr. John Clark. During the 11/21/23 Council meeting we provided Mr. Clark with some initial, verbal comments asking that the Exxon Valdez oil spill be incorporated into the art installation. In subsequent emails, Mr. Clark provided us some suggestions on how to incorporate the Exxon Valdez oil spill into the art installation. We based these comments on the suggestions from Mr. Clark, and we would like Council to consider sending these comments and narrative formally to Mr. Clark.

Comments to Mr. Clark

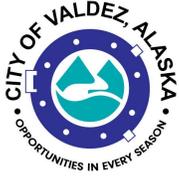
1. As you suggested, we think the center table of the art installation should be focused on the Exxon Valdez Oil Spill. However, instead of designing a piece that shows the ship, oil spill response equipment, etc. we recommend that that the art show a map of the extent of spill affected region, showing where the oil went, and highlighting the communities that were directly impacted by oil. The map should convey the magnitude or scale of the spill. Page VII in this report includes a map of the spill that may be helpful for artistic inspiration: <https://www.arlis.org/docs/vol1/B/30000994.pdf>
2. We've drafted the below narrative regarding the oil spill, to accompany the central table for your consideration.
3. We request that the Alaska Native information in the art installation be fact checked by a qualified group or individual (e.g. Chugach Regional Resources Commission or an anthropologist with expertise in Ahtna, Alutiiq, and Eyak culture).

Narrative to Accompany Center Table

The 1989 Exxon Valdez oil spill was a disaster caused by human error and complacency that led to devastating harm to the environment and people of Prince William Sound and the Gulf of Alaska. The oil traveled about 470 miles away from the spill site, reaching 1,300 miles of shoreline, and spreading over approximately 11,000 square miles of ocean. There were social, economic, cultural, and psychological impacts in communities throughout the region, in the form of lost commercial fishing and tourism income, disruptions in subsistence harvests, housing shortages, sowing of distrust for oil companies as well as state & federal agencies, increased levels of collective community stress, and strained community relations.

According to the Exxon Valdez Oil Spill Trustee Council, an estimated “250,000 seabirds, 2,800 sea otters, 300 harbor seals, 250 bald eagles, up to 22 killer whales, and billions of salmon and herring eggs” were killed by the oil spill. This doesn’t account for the generations of wildlife that experienced chronic harm as a result of this disaster.

The recovery has already spanned decades, and in many ways, no complete recovery will ever occur among the communities and ecosystems harmed by the oil spill. However, the coastal habitat preserved within this park serves as a small part of the environmental and human recovery from the Exxon Valdez tragedy. The people of Valdez are now the stewards of this park and are entrusted with protecting and preserving this land forever.



Legislation Text

File #: 24-0043, **Version:** 1

ITEM TITLE:

Approval to Accept HCC as Stop Loss Insurance Carrier as a Component of the 2024-2025 Benefit Renewal

SUBMITTED BY: Rhea E Cragun, Human Resource Director

FISCAL NOTES:

Expenditure Required: Amount to be included with Total Benefit Renewal Package

Unencumbered Balance: Amount to be included with Total Benefit Renewal

Funding Source: Cost code 41300, pro-rated among all staffed departments

RECOMMENDATION:

Approve HCC as stop loss insurance carrier as a component of the 2024-2025 benefit renewal

SUMMARY STATEMENT:

This agenda item formalizes the continuance of HCC as our Stop Loss Carrier at the current ISL level. The carrier requires a commitment prior to full benefit renewal to lock in the rate for the complete package renewal quote.

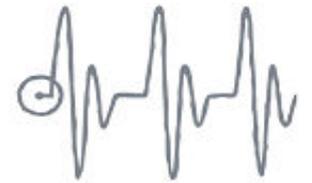
Each year as part of our benefit renewal process we work with our broker Park Smith & Feek to determine the best carrier or services to meet the city's needs and at the most advantageous rates.

HCC returned the lowest quote with a 15.9% increase on our current rate. The nearest quoted increase is 41.5%. No other carrier provided a competitive quote.

Due to the urgency of locking in this rate, it is staff's recommendation that we accept this proposal from HCC. It is staff's recommendation that we maintain the Current ISL Deductible of \$175,000.

The final cost is included in and related to the entire benefit renewal expenditure. Staff will provide Council with the full benefit renewal proposal for 2024-2025 for approval during the March 19, 2024, Regular Council meeting.

City of Valdez, Valdez City Schools
 2024 Employee Benefits Plan: **Study**



April 1, 2024 Renewal

Stop Loss RFP	Results	Comments
HCC	Refer to Analysis	Incumbent Plan, +15.9%
Optum	Not Competitive	+41.5% over current
Sun Life	Declined to Quote	Unable to give competitive quote
Voya	Declined to Quote	Unable to give competitive quote
SwissRE	Declined to Quote	Unable to give competitive quote
QBE	Declined to Quote	Unable to give competitive quote

Printed: 1/30/2024 This is only an outline. Actual rates and contract provisions will be determined by specific carrier.

City of Valdez, Valdez City Schools

2024 Employee Benefits Plan: Stop Loss Analysis



April 1, 2024 Renewal

	ISL Deductible	Stop Loss Premium	Dollar Change From Current	Claim Breakeven Point
Current - \$175,000 ISL	\$175,000	\$695,911	-	-
Option 1 - \$200,000 ISL	\$200,000	\$625,252	(\$70,658)	2.8
Option 2 - \$225,000 ISL	\$225,000	\$554,178	(\$141,732)	2.8

	2020-21	2021-22	2022-23	2023-24
Large Claims Over ISL per Plan Year		\$406,155	\$316,043	\$265,864
		\$297,657	\$277,178	
		\$190,961	\$191,996	
		\$175,372		

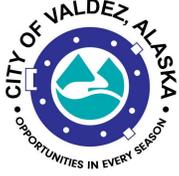
Option 1 - \$200,000 ISL				
Additional Claim Liability	\$0	\$66,333	\$66,996	\$25,000
Premium Dollar Change From Current	(\$70,658)	(\$70,658)	(\$70,658)	(\$70,658)
Total Illustrative Cost Difference	(\$70,658)	(\$4,325)	(\$3,662)	(\$45,658)

Option 2 - \$225,000 ISL				
Additional Claim Liability	\$0	\$116,333	\$116,996	\$50,000
Premium Dollar Change From Current	(\$141,732)	(\$141,732)	(\$141,732)	(\$141,732)
Total Illustrative Cost Difference	(\$141,732)	(\$25,399)	(\$24,736)	(\$91,732)

Notes

1. 2023-24 large claims are plan year to date (April 2023 - December 2023).
2. Stop Loss premiums for plan years 2020-2023 are assumed to be equivalent to the 2023-2024 premiums.
3. Large claims and premium are for City and School District combined.

Printed: 1/30/2024 This is only an outline. Actual rates and contract provisions will be determined by specific carrier.



Legislation Text

File #: 24-0048, **Version:** 1

ITEM TITLE:

Discussion Item - Department Operations Reports to Council

SUBMITTED BY: Jordan Nelson, Finance Director

FISCAL NOTES:

Expenditure Required: [Click here to enter text.](#)

Unencumbered Balance: [Click here to enter text.](#)

Funding Source: [Click here to enter text.](#)

RECOMMENDATION:

Provide direction related to Department Operations Reporting

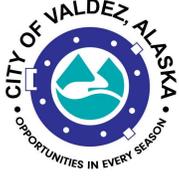
SUMMARY STATEMENT:

Department Operations Reports to Council reflect ongoing efforts between City Council and Management to streamline the budget process, clarify city operations, and maximize council's input on the annual budgeting process given the time constraints during the October appropriations-setting workshops.

Currently, departments are encouraged to be consistent, clear, and concise about current operations - as well to give a preview of explicit "line-item" requests that will be embedded in the upcoming budget cycle.

Management would like to learn from council if:

- The operations reports meet or exceed expectations
 - What, if any, expectations are being met?
 - What, if any, expectations are not being met?
- A different format is preferred
 - Ex: No more Operations Reports during regular City Council meetings, combine all "administrative" departments in one workshop
- Anything else is missing from Department Operations Reports that council would like to ensure is included going forward



Legislation Text

File #: ORD 24-0001, **Version:** 1

ITEM TITLE:

#24-01 - Repealing and Reenacting Title 17 of the Valdez Municipal Code Titled Zoning and Adopting Official Zoning Maps. Second Reading. Adoption.

SUBMITTED BY: Kate Huber, Planning Director

FISCAL NOTES:

Expenditure Required: n/a
Unencumbered Balance: n/a
Funding Source: n/a

RECOMMENDATION:

Approve Ordinance 24-01 Repeal and Replacement of Valdez Municipal Code Title 17 - the Valdez Zoning Code and Official Zoning Maps (first reading.)

SUMMARY STATEMENT:

Following adoption of the 2021 Valdez Comprehensive Plan, Plan Valdez, the Planning Department embarked on a full revision of the zoning code (Valdez Municipal Code Title 17.) The goals for the revision include the following:

- Be consistent with Plan Valdez
- Allow more housing options
- Accommodate mixed-use projects
- Address natural hazards
- Plan for winter city conditions
- Remove unnecessary regulations
- Create land use/development flexibility
- Streamline review procedures

The project team, made up of Planning staff and representatives from Agnew::Beck Consulting in Anchorage and Stantec in Minneapolis, MN, began work in the fall of 2022. From November 2022 - May 2023, the team met monthly with a working group of Valdez residents to discuss issues and receive input on the project. Additionally, in March and April of 2023 we conducted a public open

house and a community survey that helped inform the ordinance.

In October of 2023, the first draft ordinance was presented to the community and a lengthy public comment period was conducted. The Planning & Zoning Commission and City Council held multiple joint work sessions to discuss the project, culminating in a joint work session November 29, 2023 to discuss public comments received and give the project team direction for modifying the draft.

The draft presented here for discussion is a result of the direction received during the November work session and all the feedback received throughout the process. As a part of the code revision, some zoning districts are consolidated, therefore new maps are proposed reflecting these consolidated districts. Outside of district consolidation, no zoning map changes are proposed in this update.

The City has identified multiple city-owned properties that should be rezoned, based on the comprehensive plan future land use maps. Planning staff will present these at a later date. Additionally, some privately owned properties within Valdez will have options to rezone based on Plan Valdez. Staff will work with any property owners who desire to rezone their properties based on the comprehensive plan updates.

On January 10th, the Planning & Zoning Commission held a public hearing to take comment on the proposed draft. A summary of the public comments received is attached here. The complete comments can be heard in the recording for the meeting available on the city's agenda website. Included are three comments that were received in writing prior to that hearing.

Following the public hearing, the commission voted to recommend approval of the new zoning code. The vote was 6 in favor, 1 absent (Commissioner Goudreau). During their discussion three amendments to the draft were approved via vote of the commission. Their recommended amendments are detailed below.

Planning staff and City Administration discussed their recommendations and have included two within the draft proposed for Council consideration. After discussion with the City Attorney, the third recommendation was not incorporated into the draft. If Council would like to add the third proposed amendment, a motion to amend will need to be made and voted on during the City Council meeting.

P&Z Recommended Amendment 1: Incorporate a 60-day timeline for decision on complete conditional use permit applications. This is a provision included in the current code, but was not incorporated into the new draft. Staff has added this language to the draft.

P&Z Recommended Amendment 2: Adding to 17.04.120 G6 for temporary land use permits, allowing permanent alteration of the land for a temporary land use permit with City staff or commission approval. After discussion internally and with the City Attorney, staff has not incorporated this recommendation into the draft.

Temporary land use permits are designed to allow short-term uses of City of Valdez property (6 months or less) or to allow use that is not permitted in a district to happen on temporary basis. The criterion included in this section are designed to ensure that a use is truly temporary and does not exceed the 6-month maximum. Permanent alteration of City land should be done through a long-term lease or City project. Permanent alteration of private land should be reviewed for zoning compliance. If it is in alignment with the zoning district's allowable uses or is superseded by other jurisdiction, a

temporary land use permit would not be required.

P&Z Recommended Amendment 3: Add religious institutions to the listed organizations in 17.12.090 (F1). This will allow religious institutions to display information on an electronic message board. Staff has incorporated this into the draft.

Additionally, following the public hearing, the City Attorney identified a provision of the sign code related to electronic message boards that needed to be further revised. His redlines are included in this draft.

Two versions of the draft ordinance are attached. One is a clean version and one includes redlines documenting the changes made since the October 2023 public comment period. There is also more information regarding the process of developing this draft and significant changes to the code that can be found on the project website www.zoningvaldez.com. The current Title 17 Zoning Code is available on the City of Valdez website at www.valdezak.gov.

CITY OF VALDEZ, ALASKA

ORDINANCE NO. 24-01

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA
REPEALING AND REENACTING TITLE 17 OF THE VALDEZ MUNICIPAL CODE
TITLED ZONING AND ADOPTING NEW ZONING MAPS

WHEREAS, Valdez Municipal Code Title 17 is intended to regulate the use of land and improvements by districts, in accordance with the city comprehensive plan. These zoning regulations are designed to promote public safety; to protect the public health and general welfare; and to provide a high quality of life; and

WHEREAS, Valdez Municipal Code Title 17 was last updated in 1983, and is not in conformity with the 2021 Comprehensive Plan, Plan Valdez; and

WHEREAS, the goals of the ordinance revision are to develop consistency with Plan Valdez, simplify the code, allow for a diversity of housing options, accommodate mixed-use development, remove unnecessary regulations, allow for greater development flexibility, and make the ordinance more equitable to all residents of Valdez; and

WHEREAS, City of Valdez staff has presented a revised draft of Valdez Municipal Code Title 17 based on input received from the residents of Valdez during a multi-year process, beginning in the fall of 2022; and

WHEREAS, changes to the zoning district names and the consolidation of zoning districts in the draft ordinance, necessitate an update to the official zoning maps of Valdez; and

WHEREAS, a working group was formed, made up of nine Valdez community members, including two City Council members and two Planning & Zoning Commissioners, that met monthly with Planning Department staff and the project consultant team between November 2022 and May 2023 to provide guidance on topics within Title 17; and

WHEREAS, a public open house was held on March 16, 2023 at the Valdez Civic Center, in which information was presented about the process to revise Title 17 and the public provided their feedback on various topics through polling and written feedback; and

WHEREAS, a community survey was conducted in March and April 2023 to gather further input from the public that was directly incorporated into the first ordinance draft; and

WHEREAS, the City Council and Planning & Zoning Commission held joint work sessions on October 12, 2022 and October 11, October 30, November 29, 2023 to discuss the content of Title 17, public comments received, and provide direction to Planning Department staff; and

WHEREAS, a public draft of the proposed code was made available to the public on the project website, city website, and at City Hall and a public comment period was held from October 22 to November 12, 2023; and

WHEREAS, a notification of public hearing for Ordinance No. 24-01 was mailed to all Valdez post office boxholders on December 29, 2023 and public notices were published in the KVAK Newsletter on 12/26/2023, 01/02/24, and 01/08/24; and

WHEREAS, a public hearing was held on January 10th, 2024 during the regular meeting of the Planning & Zoning Commission and members of the public gave comment on the draft ordinance; and

WHEREAS, the Planning & Zoning Commission, during their regular meeting on January 10th, 2024 voted to recommend adoption of the revised Title 17 Zoning code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA, that:

Section 1: Title 17 is hereby reenacted to read as follows:

Title 17

ZONING

Chapter 17.01

General Provisions

17.01.010 Title.

VMC Title 17 shall be known and cited as the “Zoning Ordinance of the City of Valdez, Alaska.” (Ord.

17.01.020 Purpose and Applicability.

- A. The purpose of VMC Title 17 is to regulate the use of land and improvements by districts in accordance with the city comprehensive plan. These zoning regulations are designed to provide for orderly development; to lessen street congestion; to promote public safety; to protect the public health and general welfare; to provide a high quality of life; to prevent overcrowding; and to stimulate systematic development of transportation, public utilities, educational facilities, parks, and other public facilities.
- B. No building or land within the city shall have the existing use altered, used or occupied, and no building or part thereof shall be erected, moved or altered unless in conformity with the applicable provisions specified in VMC Title 17.
- C. Approval Required to Ensure Conformance. To ensure that public uses and structures conform to the general community pattern and to regulations governing private uses and development, agencies of the federal government, the state and the city shall submit plans and receive approvals in conformance with the requirements outlined in this title.

17.01.030 Comprehensive Plan.

- A. The Comprehensive Plan of the City of Valdez is the primary policy document to guide land use, transportation, conservation, public services, and capital investment decisions within the city. The zoning districts and associated development standards herein, are intended to implement the goals and policies from the comprehensive plan. The comprehensive plan serves as the guiding document for the zoning ordinance. The provisions of VMC Title 17 have been developed according to the goals and policies of the Plan.
- B. The comprehensive plan shall provide guidance for actions including, but not limited to, rezoning as referenced herein.

17.01.040 Other Plans.

- A. Other long-range planning documents may be adopted by the City, such as the Local Hazard Mitigation Plan, plans for small areas of the city, and more.
- B. These plans provide context and guidance for land use and development decisions enabled by VMC Title 17.

17.01.050 Code and Land Use Interpretations.

In their interpretation and application, the provisions of VMC Title 17 shall be minimum regulations and shall apply uniformly within each district, each class or kind of building, structure, land, or water area, except as hereinafter specifically provided.

17.01.060 Conflicts with Other Regulations.

When the requirements of VMC Title 17 are at variance with the requirements of any other lawfully adopted ordinance of the city, those imposing the higher standards shall apply.

17.01.070 Emergency Situations.

During a local disaster emergency declaration under AS 26.23.140 or a state disaster emergency declaration under AS 26.23.020(c), provisions of VMC Title 17 may be waived by the city manager or designee if deemed necessary to restore order. See VMC 9.36.060 for emergency declaration information.

Chapter 17.02

Definitions

17.01.010 Purpose and Applicability.

- A. Purpose. The purpose of this Chapter is to define specific and notable terms for VMC Title 17 of the VMC.
- B. Applicability. For the purposes of VMC Title 17, the following terms, words and phrases shall have the meanings respectively ascribed to them by this Chapter.
- C. Interpretation. The Planning Director shall have the authority to determine the interpretation or usage of words or terms used in VMC Title 17, subject to appeal as set forth in Table 17.04.030.a Review Matrix. Any person may request an interpretation of any word or term by submitting a written request to the Planning Director.

17.02.030 Definitions—Generally.

The following define the terms, words, and phrases as they apply to VMC Title 17. For the purposes of this title, the following words and phrases shall have the meanings respectively ascribed to them by this section.

“Abut” means to physically touch or border upon; or to share a common property line.

“Access” means a way or means of approach to provide legal and physical entrance to a lot.

“Accessory Dwelling Unit” means a residential dwelling unit smaller and clearly subordinate to a primary dwelling unit(s) located on the same lot, which is attached or detached.

“Accessory use, building, or structure” means a use or structure incidental and subordinate to the primary use of the property and located on the same lot as the primary use or uses. An accessory use can be one listed as permitted, conditional or accessory in the zoning district in which it is located.

“Adult Entertainment use” means any business that meets the definition of “business that offers adult entertainment” as specified in AS 23.10.350(f).

“Agricultural activity” means farming, including plowing, tillage, cropping, installation of best management practices, seeding, cultivating, or harvesting for the production of food and fiber products (except commercial logging and timber harvesting.)

“Alteration” means any change, addition or modification in the construction, location, occupancy or use classification.

“Animal boarding, kennels, and shelters” means any premises where domestic animals, such as dogs and cats, are boarded, trained, or bred.

“Animal hospital and veterinary practices” means a place where animals or pets are given medical or surgical treatment and are cared for during the time of such treatment. Use as a kennel shall be limited to short-term boarding and shall be only incidental to such hospital use.

“Animal husbandry” means the use of land for dairying, animal raising, and pasturage and the necessary accessory uses; provided, however, that such accessory uses shall be secondary to that of normal animal husbandry activities.

“Aquaculture and mariculture operation” means any establishment or facilities where aquatic plants and animals are cultivated.

“Aviation Instruction Facility” means any pilot school, flight training center, air carrier flight training facility, or flight instruction facility.

“Assembly Hall” means a building or portion of a building in which facilities are provided for civic, educational, political, or social purposes.

“Assisted Living Home” means a residential facility that serves three or more adults or that receives state or federal payment for services regardless of the number of adults served as defined by AS 47.32.900(2)(A).

“Building” means any structure built for the support, shelter or enclosure of persons, animals, chattels, or property of any kind.

“Building area” means the total areas taken on a horizontal plane at the main grade level of the primary building and all accessory buildings, exclusive of external steps.

“Building code” means the International Building Code as adopted by the City in VMC Titles 15, 8, and 13 of this code, including local amendments, applicable to the city. Referred to in VMC Title 17 as Valdez Building Code.

“Existing building” means a building erected prior to the adoption of this code for which a legal building permit has been issued.

“Building facade” means any exterior wall plane and associated windows, openings, and architectural elements that extends from the ground to the top of each wall of a structure but not including roof.

“Building height” means the vertical distance measured from the average ground level prior to construction to the highest point of building.

“Building Material Supply Establishment” means a lot, building, and/or structure used for the wholesale or retail sales of building or construction supplies and accessories, including outdoor storage of building materials.

“Child care facility” means a facility providing day care to children required to be licensed under AS 47.32.

“Clinic” means an establishment where patients are admitted for examination and treatment by one or more physicians, dentists, psychologists, or social workers and where patients are not usually lodged overnight.

“Commercial and Retail Sales” means a commercial enterprise that provides goods and/or services directly to the consumer, where such goods are available for immediate purchase and removal from the premises by the purchaser.

“Community building” means a building or structure owned and operated by an agency or political subdivision of the United States, state of Alaska, City of Valdez, or a tribal organization providing service to the public.

“Comprehensive plan” means an officially adopted document including text, charts, graphics or maps, or any combination, designed to portray general long-range proposals for the arrangement of land uses and development of an economic base and human resources and which is intended to guide government policy towards achieving orderly and coordinated development of the entire community.

“Conditional use” means a provision which allows for flexibility within this chapter by permitting certain specified uses in zoning districts where such uses are generally considered appropriate, but only after additional conditions and safeguards are applied to ensure their compatibility with permitted primary uses. Conditional uses are subject to a permit process, pursuant to 17.04.060.

“Connex” see intermodal shipping container.

“Contiguous” means next to, abutting, or touching and having a boundary, or portion thereof, which is common, coterminous or coextensive.

“Construction yard” means any area used on a temporary basis for the storage or processing of materials and supplies used in the construction of a project for a limited period of time. Includes construction offices necessary for work on the associated project.

“Corral” means the any type of enclosure for confining livestock.

“Correctional facility” means any place designated by law for the keeping of persons held in custody under process of law, or under lawful arrest, including state prisons, and contract jails, and other facilities operated by the department of corrections or local governmental units primarily for the purposes of punishment, correction, or rehabilitation following conviction of a criminal offense, not including short-term holding facilities associated with police departments or stations.

“Cultural institution” means a library, museum, or similar public or quasi-public use displaying, preserving, and exhibiting objects of community and cultural interest in one or more of the arts or sciences.

“Density” means the number of inhabitants, or dwellings, per unit of geographical region; may refer to population or housing density.

“Drinking establishment” means a building or place of business involving the retail sale or dispensing of alcoholic beverages by the drink. May include beverage dispensaries, eating establishments, clubs, breweries, brewpubs, wineries, or distilleries. Drinking establishments shall be licensed by the State of Alaska under AS Title 4, Chapter 11, as a retailer of alcoholic beverages.

“Dwelling – Detached” means a dwelling that is not attached to any other dwelling, excluding accessory dwelling units.

“Dwelling – Attached Duplex (up to 2 units per building)” means a dwelling that is attached to one other dwelling unit of equal size (excluding accessory dwelling units) located on a single lot.

“Dwelling – Attached Townhouses” means a dwelling that is attached to another dwelling in a side-by-side fashion, with each dwelling on a separate lot.

“Dwelling – Multi-unit (up to 4 units per building)” means a building or portion thereof containing 3 or 4 dwelling units per building and located on a single lot.

“Dwelling – Multi-unit (more than 4 units per building)” means a building or portion thereof containing more than 4 dwelling units per building and located on a single lot.

“Dwelling – Manufactured Home” means a detached dwelling designed for long-term human habitation and having complete living facilities; constructed and fabricated into a complete unit in a factory and capable of being transported to a location of use on its own chassis and wheels; identified by a model number and serial number by its manufacturer, meeting the manufacturer’s association codes and designed primarily for placement on an impermanent

foundation. Manufactured homes, meeting this definition are constructed on or after June 15, 1976.

“Dwelling – Mobile Home” means a detached dwelling designed for long-term human habitation and having complete living facilities; constructed and fabricated into a complete unit in a factory and capable of being transported to a location of use on its own chassis and wheels; identified by a model number and serial number by its manufacturer. Mobile homes, meeting this definition are constructed prior to June 15, 1976.

“Dwelling unit” means a building or portion of a building, that has independent living facilities including provisions for sleeping, cooking and sanitation, and is designed for residential use. Buildings with more than one set of cooking facilities are considered to contain multiple dwelling units unless the additional cooking facilities are clearly accessory, such as an outdoor grill.

“Easement” means an interest in land owned by another that entitles the easement holder to a specified limited use or enjoyment.

“Eating establishment” means a place, building or structure where the preparation or serving of food for sale or consumption is conducted.

“Educational Institution” means any public or private property or building or part thereof which is designed, constructed or used for educational purposes or instruction in any branch of knowledge.

“Educational Institution – Vocational” means an educational institution where students learn the specific skills required for a job in the trades. Examples may include educational institutions that teach: auto repair, welding, carpentry, or cosmetology.

“Entitlement” means any permit or approval granted under VMC Title 17, including, but not limited to zoning map amendments, conditional use permits, land use permits, and variances.

“Fence” means a barrier which is constructed of wood, metal, plastics, masonry materials or a combination thereof.

“Fence height” shall be measured as the vertical distance from the ground elevation or finished grade of the property on which the fence is erected to the highest point of the fence. To allow for variation in topography on a parcel, the height of a fence may vary up to six inches. Where there is a difference in the ground elevation or finished grade between two adjoining parcels of less than two feet, the height of any fence constructed along the common property line shall be determined by using the finished grade of the highest contiguous parcel. When there is a difference in the ground level between two adjacent parcels of two feet or more, the height of a fence or wall shall be determined by the Planning Director or designee. The Director shall consider the physical and visual height impact on abutting properties.

“Floor area” means the total horizontal area of each floor of a building within the surrounding outer walls but excluding vent shafts and courts.

“Food production and processing, small scale” means establishments that prepare, process, can, or package food products. Examples of activities include bakeries, dairies, and candy-making.

“Food production and processing, large scale” means establishments that prepare, process, can, or package food products including meat processing facilities.

“Frozen Food Storage” means refrigerated lockers provided for the storage of frozen food, either private or rented, for a fee.

“Fuel and Gas Stations” means facility used partly or entirely for storing or dispensing flammable liquids, combustible liquids, liquified flammable gas, or flammable gas into the fuel tanks of automobiles. Includes the storage of fuel, above ground or underground, to serve the gas station. Includes car wash as a primary or accessory use.

“Fuel Pier” means a pier used as an off-load and on-load point for deliveries of fuel oil and petroleum products to and from water-based vessels.

“Fuel storage, small scale” means the storage of flammable or combustible liquids or gases in above- or below-ground containers in conjunction with an approved residential or commercial use for use on-site.

“Fuel storage, medium scale” means the storage of flammable or combustible liquids or gases in above- or below-ground containers serving gas stations and small boat harbors.

“Fuel storage, large scale” means the storage of flammable or combustible liquids or gases in above-ground containers serving industrial uses, either for on-site uses or distribution.

“Garage” means a building or portion thereof in which motor vehicles are stored.

“Grade or ground level” means the average level of the finished ground at the center of all exterior walls of a building.

“Hazardous substance production and storage” means a facility for hazardous substance storage or production, not including the temporary storage and retail sale of consumer products containing hazardous substances.

“Helipad” means a facility without the logistical support provided by a heliport where helicopters take off and land. Helipads do not include facilities for maintenance, repair, or storage of helicopters.

“Home occupation” means an accessory occupational use which is clearly incidental and subordinate to the use of the dwelling for living purposes and does not change the character thereof.

“Hospital” means an institution providing primary health services and medical or surgical care to persons, primarily inpatients, suffering from illness, disease, injury, deformity and other abnormal physical or mental conditions, and including, as an integral part of the institution, related facilities such as laboratories, outpatient facilities or training facilities.

“Hotel, Motel, Inn, or Lodge” means any building or group of buildings in which there are multiple guest rooms, used, designed or intended for use for the purpose of offering public lodging on a day-to-day basis. Does not include short-term rentals or rental cabins, as defined by VMC Title 17.

“Intermodal shipping container” means a pre-fabricated, standardized, reusable, metal container designed and intended for transporting cargo on ocean-going ships, trains, or tractor trailers, also commonly called connex units or cargo containers.

“Industrial, heavy” means activity including heavy manufacturing, shipping terminals, material extraction (not including timber harvesting), and other processes or operations which involve one or more of the following: large numbers of workers, heavy truck traffic, significant environmental effects or large-volume public water and sewer service.

“Industrial, light” means light industrial manufacturing, processing, warehousing, storage, wholesale and distribution operations, and similar processes and operations.

“Kennel” means any enclosure, building, shelter, area or establishment used for the purpose of breeding, buying, selling, keeping or boarding six or more dogs over the age of four months either for profit, pleasure, or as pets.

“Livestock” means generally accepted outdoor farm animals (i.e., cows, goats, horses, pigs, etc.) not to include barnyard fowl, cats, dogs, and other house pets. Livestock under six months of age are considered to be in the weaning process and is not included in the total number of countable livestock on a property.

“Livestock, Large” means livestock whose typical weight for that breed is greater than or equal to two hundred fifty pounds.,

“Livestock, Small” means livestock whose typical weight for that breed is less than two hundred fifty pounds.

“Lot” means a parcel or tract of land shown as an individual unit on the most recent plat of record.

“Lot - Corner lot” means a lot situated at the junction of, and bordering on, two intersecting rights-of-way.

“Lot- Depth of lot” means a mean horizontal distance between the front and rear lot lines, measured in the general direction of its side lot line.

“Lot - Interior lot” means a lot located within a group of lots other than on intersecting streets.

“Lot- Front lot line” means the lot line adjacent to a public street. In the case of a corner lot, the front line shall be the shorter of the street lot lines. In the case of a triangular lot located on a curved street, the front lot line shall be the chord line of the curve measured from the points where property intersects the right-of-way.

“Lot - Lot lines” means the property lines bounding a single parcel of property.

“Lot - Lot width” means the mean horizontal distance separating side lot lines of an individual lot.

“Lot - Rear lot line” means the lot line opposite and most distant from the front lot line, and in the case of a triangular, irregular or other odd-shaped lot, the line not less than ten feet in length, within the lot, and at the maximum distance from the front lot line.

“Lot line- Side lot line” means any lot line not a front lot line or a rear lot line.

“Major street” means a roadway which serves as the primary artery of through traffic movement.

“Master plan” means a plan for a subdivision or similar improvement that includes development aspects, including, but not limited to, zoning, lot size, utilities, recreational/public facilities, biological issues, snow removal, geological hazards, drainage, access, streets, public areas, rights-of-way, easements, and future expansion options.

“Marijuana cultivation facility” has the meaning given in AS 17.38.900(8) and is subject to the privileges and prohibitions set out in 3 AAC 306.405.

“Marijuana product manufacturing facility” has the meaning given in AS 17.38.900 and is subject to the privileges set out in 3 AAC 306.305 and prohibitions set out in 3 AAC 306.310.

“Marijuana retail store” has the meaning given in AS 17.38.900 and is subject to the privileges set out in 3 AAC 306.305 and prohibitions set out in 3 AAC 306.310. “Marijuana retail store” and “retail marijuana store” have the same meaning as used herein.

“Marijuana testing facility” has the meaning given in AS 17.38.900 and is subject to the privileges and prohibitions set out in 3 AAC 306.610.

“Minor street” means that which is used primarily for access to the abutting properties.

“Manufacturing and Processing” means the mechanical or chemical transformation of materials or substances into new products, including the assembling of component parts, the manufacturing of products, the blending of materials, such as lubricating oils, plastics, resins, or liquors, and other processes or operations which involve one or more of the following: large numbers of workers, heavy truck traffic, significant environmental effects or large-volume public water and sewer service. May also include warehousing, storage and distribution of said products.

“Manufacturing and Processing, Artisan” means an establishment where preparation of individually crafted artwork, jewelry, furniture, sculpture, pottery, leathercraft, hand-woven articles, and related items; as well as the incidental storage, sales and distribution of such products.

“Manufacturing and Processing, Light” means manufacturing and processing that does not include a large number of workers, heavy truck traffic, significant environmental effects or large-volume public water and sewer service.

“Manufactured home park” means any area, lot, or portion of a lot where space for two or more manufactured or mobile homes are leased, rented or held out for rent for occupancy, having separate attachments for utilities; this does not include automobile or trailer sales lots on which unoccupied manufactured or mobile homes are parked for inspection and sale.

“Motel” See Hotel, motel, lodge, inn.

“Material resource extraction” means commercial or industrial operations involving removal of topsoil, fill, sand, gravel, rock, or any operations having similar characteristics.

“Mining operation” has the meaning given in 15 AAC 65.990.

“Nonconformity” means any lot, structure, use of land, use of a structure or characteristics of such use which does not conform to the terms of VMC Title 17 or future amendments, but which was lawful when established.

“Nursery” means any land used to raise trees, shrubs, flowers, and other plants for sale or for transplanting.

“Open space” means any parcel or area of land or water essentially unimproved and set aside, dedicated, designated or reserved for public or private use or enjoyment, or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open space.

“Common open space” means land within or related to a development, not individually owned or dedicated for public use, which is designed and intended for the common use or enjoyment of the residents of the development and may include such complementary structures and improvements as are necessary and appropriate.

“Office” means a room or group of rooms used for conducting the affairs of a business, profession, studio, service industry, or government.

“Off-street parking space” means a space located off any street, alley or other right-of-way which is adequate for parking an automobile with room for opening the doors and adequate maneuvering room on a parking lot with access to a public right-of-way or alley.

“Park” means a tract of land, designated and used by the public for active and/or passive recreation.

“Passive” means existing, conducting or experiencing without active or concerted effort; receiving an action without responding or initiating a return action.

“Permitted use” means any use allowed in a zoning district and subject to the restrictions applicable to that zoning district.

“Personal Communication Antennae” means any structure or device used for the purpose of collecting or radiating electromagnetic waves, including but not limited to directional antennas, such as panels, microwave dishes, and satellite dishes, and omnidirectional antennas, such as whip antennas, which are located on the exterior of, or outside of, any building, or structure; other than commercial wireless communication towers.

“Personal Services” means services generally related to personal needs, such as barbershops, beauty shops, massage facilities, chiropractic clinics, garment repair/tailoring, laundry cleaning, shoe repair, and other similar establishments.

“Planned unit development” means a group or combination of uses developed as a functional unit, the plan of which may not conform to the regulations established in any one or more zoning districts with respect to lot size, mixture of uses, dimensional standards, or required open space.

“Port and harbor facilities” means those facilities generally associated with a port or harbor such as docks, piers, floats, harbormaster offices, and any associated accessory uses and maintenance facilities, to include fuel docks for the purpose of fueling vessels for their own operation.

“Primary use” means the primary or predominant use or uses of any lot or tract.

“Property line” means a demarcation limit of a lot dividing it from other lots or parcels of land.

“Quasi-public” means in a manner or degree of being public, having some, but not all of the particular attributes of being public.

“Recreation, indoor, commercial/private” means a private/commercially owned and operated recreational land use conducted entirely within a building that includes activities for play, amusement, or relaxation.

“Recreation, indoor, public” means a public recreational land use conducted entirely within a building that includes activities for play, amusement, or relaxation.

“Recreation, outdoor, commercial/private” means a private/commercially owned and operated recreational land use that primarily takes place outdoors that includes activities for play, amusement, or relaxation and which may include related buildings or structures.

“Recreation, outdoor, public” means a public recreational land use that primarily takes place outdoors that includes activities for play, amusement, or relaxation and which may include related buildings or structures.

“Recreational vehicle” means a vehicular-type unit primarily designed as temporary living quarters for recreational, camping, travel, or other temporary occupancy use, which either has its own motive power, or is mounted on or drawn by another vehicle. Examples include travel trailer, camping trailer, truck camper, motor home, and other similar vehicles.

“Recreational vehicle park or campground” means a lot or portion of a lot where two or more recreational vehicles or tents are parked, camped, leased or rented for temporary occupancy for recreation or vacation purposes. A recreational vehicle park or campground may be improved or

unimproved providing remote, rural or nonrural settings that may or may not include improvements and amenities such as water, showers, electricity, a dump station, cable television, Internet service or similar services.

“Recreational vehicle park or campground site” means a plot of ground within a recreational vehicle park or campground intended for the accommodation of a recreational vehicle, a tent, or other individual camping unit on a temporary basis.

“Religious institution” means a place of gathering for the purpose of religious worship or related activities, including the permanent place of residence of a pastor, minister or equivalent religious leader.

“Rental cabins” means detached cabins for temporary lodging that are available for rent on a nightly basis as part of a group of three (3) or more cabins for rent. Rental cabins are considered a primary use only. Detached accessory dwelling units utilized as short-term rentals are excluded from rental cabins.

“Residential” means activity involving the occupation of a building for living, cooking, sleeping, and recreation.

“Right-of-way” means a strip of land acquired by reservation, dedication, forced dedication, prescription or condemnation and intended to be occupied or occupied by a road, crosswalk, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary storm sewer and other similar uses.

“Scrap yard” means any lot or portion of a lot used for the storage, salvage, keeping or abandonment of junk or waste material including worn out, wrecked, scrapped, partially or fully dismantled discarded tangible materials, combination of materials, or items, such as automobiles, machinery, metal, rags, rubber, paper, plastics, chemicals and building materials which cannot, without further reconditioning, be used for their original purpose.

“Self-storage” means a building or group of buildings in a controlled-access and secured site that contains individual compartmentalized and controlled-access storage spaces which are leased or rented for storage purposes on an individual basis.

“Setback” means that line that is the required minimum distance from the street right-of-way or any other lot line that establishes the area within which a structure must be erected or placed.

“Shelter (e.g. homeless, victims, emergency)” means a facility providing temporary protective sanctuary for victims of crime, abuse, or other events that necessitate temporary shelter, including emergency housing during crisis intervention for individuals.

“Shooting range” means a facility or area used for controlled, live discharge at a target by firearm instruments, including, but not limited to, archery items, rifles, pistols, air guns and shotguns.

“Short-term rental” means a transient lodging establishment, located within a residential structure, engaged in providing temporary accommodations for the general public. Stay duration is less than 30 days. These may include, but are not limited to: entire dwellings, rooms within a dwelling, attached and detached accessory dwelling units, and bed and breakfast establishments. Short-term rentals do not include worker housing as defined in VMC Title 17, which is strictly for transient workers.

“Short-term rental, owner occupied” means a short-term rental where the owner is the primary resident and their residence is located on the same property as the short-term rental. On such

properties, the short-term rental may be located within/attached to the primary residence or within an accessory dwelling unit associated with the primary residence.

“Sign” means any device, flat, light, figure, picture, letter, message, symbol, plaque or poster visible outside the lot on which it is located and which is designed to inform or attract the attention of the public, excluding murals or architectural designs which do not advertise a business, product or service.

“Small wind or solar energy system” means any mechanism or device designed for the purpose of converting wind or solar energy into electrical or mechanical power.

“Solid waste disposal” means an area used for the disposal or storage of solid waste material, including garbage, sewage, trash, rubble, construction debris, and all other kinds of organic or inorganic refuse by abandonment, discarding, dumping, reduction, burial, incineration, or any other similar means.

“Solid waste processing facility” means a facility where solid that is derived primarily from off-site is to be processed. Activities may include management, collection, transportation, staging, composting, curing, storage, marketing, or use of the waste.

“State highway” means all public vehicular ways designated as state highways in accordance within Title 19 of the Alaska Statutes.

“Story” means that portion of a building between any floor and the next floor above; except, that the topmost story shall be that portion of a building between the topmost floor and the ceiling or roof above it. If the finished floor level directly above a basement, cellar or unused floor space is more than six feet above grade for more than fifty percent of the total perimeter or is more than twelve feet above grade at any point, such basement, cellar or unused floor space shall be considered a story.

“Street” means a permanently designed major, collector, or minor way, open to public use, which affords the primary means of access to abutting property, such as an avenue, place, drive, boulevard, highway and any other similar public thoroughfare.

“Street, collector” means a street designed and intended to carry traffic from residential street systems to arterial street systems or state highways.

“Structure” means anything which is constructed or erected, and which is located on or under the ground, or attached to something fixed to the ground.

“Subdivision” means the division of a lot, tract, or parcel of land into two or more lots, tracts, parcels or other divisions of land for sale, development or lease.

“Tent” means a portable, collapsible, enclosed shelter made of canvas or nylon, or comparable material, which has been specifically designed and manufactured for temporary use.

“Trail” means a marked, worn or beaten path, through woods or wilderness.

“Trailer” means a utility structure standing on wheels, towed or hauled by another vehicle and used for short-term human occupancy, carrying materials, goods or objects, or as a temporary office.

“Timber harvesting” means the commercial cutting of timber.

“Use” means the purpose for which land or a building is arranged, designed or intended, or for which either land or building is or may be occupied or maintained.

See “Accessory use.”

See “Primary use.”

See “Conditional use”

“Utility, Class I” means utility installations including substations and indoor processing that do not create noise, odor, or vibration impacts that negatively affect surrounding properties.

“Utility, Class II” means power generation facilities and facilities that include outdoor processing that may generate noise, odor, or vibration impacts on surrounding properties.

“Utility installation” means an installation owned by any agency which, under public franchise or ownership, or under certificate of convenience and necessity, provides the public with electricity, gas, heat, steam, communication, water, sewage collection and treatment, or other similar service.

“Variance” grants an exception to a standard of a zoning district but not to the use restriction of that zoning district, and then only when the criteria for variance approval within VMC Title 17 are met.

“Vehicle sales (motor vehicles)” means the use of any building, land area or other premises for the display and sale of new or used automobiles, panel trucks or vans, trailers, or recreation vehicles and including any warranty repair work and other minor repair service conducted as an accessory use.

“Vehicle Service (automobiles, boats and marine equipment)” means general repair, rebuilding, or reconditioning of engines, motor vehicles, boats, marine equipment, or trailers, including body work, framework, welding, and major painting service.

“Warehouse” means a building used primarily for the storage of goods and materials.

“Wireless Communication Towers (commercial)” means a tower, pole, or similar structure that supports a telecommunications antenna operated for commercial purpose above ground in a fixed location, freestanding, guyed, or on a building or other structure.

“Worker Housing” means accommodation that is used solely for the purpose of providing cooking, sanitary, and sleeping facilities to house transient workers associated with a particular business, institution or industry. Housing types may include, but are not limited to, bunkhouses, boarding houses, dormitories, attached dwelling units, mobile and manufactured homes.

“Yard, Front” means a yard extending the full width of the lot across the front of a lot adjoining a public street and measured horizontally at right angles to the front lot line, extending to the edge of the nearest structure on the lot.

“Yard, Rear” means a yard extending the full width of the lot across the rear of the lot and measured horizontally at right angles to the rear lot line, extending to the edge of the nearest structure on the lot.

“Yard, Side” means a yard extending from the front yard to the rear yard and measured horizontally at right angles to the side lot line. In the case of a corner lot or side yard abutting a public street, the side yard shall be measured horizontally at right angles to the side lot line extending to the edge of the nearest structure on the lot.

Chapter 17.04

Administration and Enforcement

17.04.010 Purpose and Applicability

- A. Purpose. The purpose of this Chapter is to establish the decision-making authorities, review procedures, and enforcement actions that shall apply the provisions of VMC Title 17.
- B. Applicability. The provisions of this Chapter shall apply to situations that apply to the establishment of a new use on a lot, expansions of an existing use on a lot, new development projects, subdivision activities, construction activities, and modifications to previous approvals. These provisions are also applicable to situations where a use is in violation with VMC Title 17.

17.04.020 Decision-making Authorities

- A. General. This section establishes the decision-making authorities and their powers to interpret the provisions of VMC Title 17, review and act on specified land use and development proposals, and/or recommend certain actions to a higher-level decision-making authority. Decision-making authorities are established in VMC Title 2.
- B. City Council.
 - 1. Powers and Duties. The Council possesses the following authority as it relates to various land use permits/applications associated with VMC Title 17. The Council shall follow the review criteria, process, and standards outlined in VMC Title 17.
 - a. Zoning and Code Amendments. The Council shall review and take action on requests to amend, update, or replace the official zoning map, code text, and other regulatory provisions. The Council may approve, approve with modifications, or deny requests affecting the City's zoning map and code.
 - b. Comprehensive Plan. The Council shall review and take action on requests to amend, update, or replace the Comprehensive Plan including maps, text, and exhibits therein. The Council may approve, approve with modifications, or deny requests amending the City's Comprehensive Plan.
 - c. Other Permits. The Council shall review and take action on other permits designated by VMC Title 17.
 - d. Appeals. The Council shall review and take action on appeals related to reviews pursuant to Table 17.04.030.a Review Matrix. In this review, The Council may adhere to the decision made by the previous decision-making authority or issue a new finding on the subject case.
 - e. Other Plans. The Council may review and take action on other planning documents.
 - f. Developer Agreements. The Council may review and take action on developer agreements as it relates to land use and development.
- C. Planning and Zoning Commission.
 - 1. Powers and Duties. The Planning and Zoning Commission possesses the following authority as it relates to the various land use permits/applications associated with VMC Title 17. The Planning & Zoning Commission shall follow the review criteria, process,

and standards, as outlined in VMC Title 17. The following lists powers and duties granted to the Planning and Zoning Commission.

- a. Conditional Use Permits. The Planning and Zoning Commission shall review and take action on conditional use permits and amendments thereto. The P&Z shall approve, approve with conditions, or deny conditional use permits.
- b. Variances. The Planning and Zoning Commission shall review and take action on variance requests and amendments thereto. The Planning and Zoning Commission shall approve, approve with conditions, or deny variance requests.
- c. Zoning and Comprehensive Plans. The Planning and Zoning Commission shall provide the City Council with a recommendation to approve, approve with limitations, or deny requests to amend VMC Title 17, the City's official zoning map, and/or the City's Comprehensive Plan.
- d. Other plans. The Planning and Zoning Commission shall provide the City Council with a recommendation to approve, approve with limitations, or deny special studies/plans related to land use, zoning, and land development.
- e. Other Permits. The Planning and Zoning Commission shall review and take action on other permits designated by VMC Title 17, the VMC, and/or as directed by the City Council.
- f. Appeals. The Planning and Zoning Commission shall review and take action on appeals as set forth into Table 17.04.030.a Review Matrix. The Planning and Zoning Commission shall adhere the department review decision or issue a new finding on the subject appeal.

D. Planning Department.

1. Planning Department. The Valdez Planning Department is designated as the primary administrator of VMC Title 17 of the VMC. The Planning Director, or designee, shall have the authority to interpret the standards outlined in VMC Title 17. The Planning Director may designate a person (designee) to carry out the functions and duties of the Planning Director identified in this chapter.
2. Powers and Duties. The Planning Department is granted the following authority as it relates to the various land use actions associated with VMC Title 17.
 - a. Conditional Use Permits. The Planning Director, or designee, shall review and make recommendations to the decision-making authority pertaining to conditional use permits and amendments thereto; the process shall include review and comment from other City departments, as appropriate.
 - b. Variances. The Planning Director, or designee, shall review and make recommendations pertaining to variance requests.
 - c. Administrative Adjustments. The Planning Director, or designee, shall review and take action on administrative adjustments.
 - d. Zoning Code and Comprehensive Plan Amendments. The Planning Director, or designee, shall review and make recommendations to the Planning and Zoning Commission and City Council pertaining to amendments to the zoning code, the City's official zoning map, and the City's Comprehensive Plan.

- e. Special Studies. The Planning Director, or designee, shall review and make recommendations to the decision-making authority pertaining to special studies or other plans affecting the City.
 - f. Zoning Review and Zoning Interpretations. The Planning Director, or designee, shall make land use clearance determinations. The Planning Director shall make interpretations relating to VMC Title 17 and the official zoning map.
 - g. Enforcement. The Planning Director, or designee, is primarily responsible for enforcement of VMC Title 17.
3. Other Departments. Other municipal departments may provide additional technical review and guidance related to land use and enforcement matters. The Planning Director, or designee, may solicit reviews by various departments as appropriate.

17.04.030 Review Matrix

- A. General. Review procedures established in this section are applicable to any development or land use located within the City of Valdez.
- B. Review Matrix. The review matrix is provided as Table 17.04.030.a. The review matrix identifies each land use action along with the corresponding review authority, decision-making authority and appellate authority.

Table 17.04.030.a Review Matrix			
Permit/Application Type	Reviewing Authority (recommendation)	Decision-making Authority	Appellate Authority
Comprehensive Plan Amendments	Planning Department Planning and Zoning Commission	City Council	Superior Court or Court of Competent Jurisdiction
Zoning Code and Zoning Map Amendments	Planning Department Planning and Zoning Commission	City Council	Superior Court or Court of Competent Jurisdiction
Conditional Use Permits	Planning Department	Planning and Zoning Commission	1 st Appeal: City Council 2 nd Appeal: Superior Court or Court of Competent Jurisdiction
Variances	Planning Department	Planning and Zoning Commission	1 st Appeal: City Council 2 nd Appeal: Superior Court or Court of Competent Jurisdiction
Administrative Adjustments	Planning Staff	Planning Director	1 st Appeal: Planning and Zoning Commission 2 nd Appeal: City Council

Table 17.04.030.a Review Matrix			
Permit/Application Type	Reviewing Authority (recommendation)	Decision-making Authority	Appellate Authority
Zoning Clearances (stand-alone applications)	Planning Staff	Planning Director or designee	1 st Appeal: Planning and Zoning Commission 2 nd Appeal: City Council
Code Interpretation	Planning Staff	Planning Director	1 st Appeal: Planning and Zoning Commission
Temporary Land Use Permits – Short-Term	Planning Staff	Planning Director	1 st Appeal: Planning and Zoning Commission 2 nd Appeal: City Council
Temporary Land Use Permits – Long-Term	Planning Department	Planning and Zoning Commission	1 st Appeal: City Council 2 nd Appeal: Superior Court or Court of Competent Jurisdiction
Minor Permit Amendments	Planning Staff	Planning Director	1 st Appeal: Planning and Zoning Commission 2 nd Appeal: City Council
Major or Other Permit Amendments	See Section 17.04.140	See Section 17.04.140	Other Amendments: See Appellate Authority for the specific Permit/Application Type.
Enforcement Orders	Planning Staff	Planning Director	1 st Appeal: Planning and Zoning Commission 2 nd Appeal: City Council

17.04.035 Schedule of fees, charges and expenses.

- A. General. The City Council shall adopt a schedule of fees that shall be paid by the applicant for the specific requests/applications outlined in VMC Title 17. The schedule of fees shall be adopted by resolution and is hereby referenced by VMC Title 17.

- B. Payment of Fees. The City, its staff, and departments shall not take action on any request/application until all applicable fees, charges, and expenses have been paid in full by the applicant.
- C. Fee Refunds. The City may issue a refund for any request/application that is withdrawn by the applicant so long as no final action has been made by the decision-making authority pursuant to Table 17.04.030.a.
- D. Associated Expense. The City may charge the applicant any associated expenses that may be warranted to conduct a thorough and complete review of a request/application that are in addition to standard staff time. These expenses may include, but not limited to, third-party consultants, technical advisors, technical studies, and other scientific/engineering studies. In those situations, the city shall notice the applicant of the additional review expense and provide a good faith estimate of the costs before expenses are incurred.

17.04.036 Permit Applications

- A. General. The City shall make available an application with detailed submittal requirements for each land use permit listed in VMC Title 17. Applicants shall be required to submit a complete application and the associated technical materials so that the City staff and the decision-making authorities may conduct a thorough review and take action on said requests/applications.
- B. Review Procedures. The City shall process all applications pursuant to Table 17.04.030.a and the provisions listed under each of the subsequent sections as they relate to the specific request/application type.
- C. Submittal Allowances. The Planning Director may waive some of the submittal requirements listed in VMC Title 17 when they determine the information is not warranted for the subject request/application.

17.04.037 Permit and Application Records

- A. General. The City Clerk shall maintain records of formal permits and applications relating to VMC Title 17. The Planning Director shall create and implement internal procedures for providing the City Clerk with current and past permit and application documentation.
- B. Action Records. The City shall be responsible for maintaining records regarding the final decision-making authority's actions pertaining to permits and applications associated with VMC Title 17.

17.04.040 Comprehensive Plan Amendments

- A. Purpose. The purpose of this section is to identify the limitations and procedure for amending or updating the Comprehensive Plan.
- B. Applicability. The provisions of this section apply to any changes, updates, or revisions to the City's Comprehensive Plan including changes to its text, exhibits, and associated maps. For applications initiated by City staff, Planning and Zoning Commission or City Council, all provisions of 17.04.040 apply except for fee requirements.
- C. Approval Considerations.
 - 1. Limitations. The City Council shall have the authority to limit its approval of amendments to the Comprehensive Plan to protect the surrounding character, limit certain land use activities, protect public health, safety, and welfare, the environment, and preserve the goals and intent of the community's long-range vision for the City.

- D. Submittal Requirements. Applicants for a Comprehensive Plan amendment shall provide the following items to the City to commence the review.
1. Application and Fee(s). Applicants shall provide a complete application and pay associated fees at the time of submittal. Additional expenses incurred by the City that are associated with the review may be paid at a later date but prior to action being taken on the application.
 2. Narrative. Applicants shall provide a project narrative that describes the location, surrounding land uses, environmental features, proposed use(s), and proposed development activity (as applicable). The narrative shall describe how the proposed amendments align with other goals and objectives within the Comprehensive Plan.
 3. Proposed Amendments Documentation. Applicants shall provide documentation that clearly explains the proposed amendments.
 - a. Text Amendments. Applicants shall provide proposed text amendments in underline/strikethrough format to demonstrate how the proposed changes compare with existing text. Proposed additions shall be displayed as underline text and proposed omissions shall be displayed as strikethrough text.
 - b. Map Amendments. Applicants shall provide proposed map amendments on a figure that clearly delineates the proposed changes.
 4. Map Set. At the discretion of the Planning Director, and depending on the amendment proposed, applicants may be required to provide a map set to graphically illustrate the surrounding context. When required, map set may include the following.
 - a. Property Location Map. This shall be a scaled drawing or current aerial photograph that identifies/delineates the subject properties and show the surrounding context.
 - b. Natural Resources Map. This shall be a scaled drawing or aerial photograph identifying and labeling natural resources in and around the subject properties. Where natural resources are present, the map shall show/label streams, wetlands, shorelines, forested areas, protected habitat (pursuant to state and federal law), areas with steep slopes, groundwater recharge areas, and similar features.
 - c. Natural Hazards Map. This shall be a scaled drawing or aerial photograph identifying and labeling natural hazards on and around the subject property. Where hazards are present, the map shall show/label flood zones, avalanche zones, areas of unstable soils/landslide areas, and other similar hazards that should be considered.
 - e. Utilities Map. This shall be a scaled drawing or aerial photograph identifying and labeling existing utilities service lines on and around the subject property. Where utilities are present, the map shall show/label potable water lines, sanitary sewer lines, reservoirs, treatment plants, and public stormwater management facilities.
 - f. Zoning Map. This shall be a scaled drawing the current zoning designations on and around the subject property.
 5. Technical Studies. At the discretion of the Planning Director, and depending on the amendment proposed, the applicant may be required to submit technical studies to justify the proposed Comprehensive Plan amendment and to demonstrate consistency with other goals and policies therein. These may include, but not limited to, traffic studies, drainage studies, environmental impact statements, environmental site assessments (ESAs), natural hazard studies, and/or visual impact studies.

- E. Amendment Procedure. Applications to amend the Comprehensive Plan shall be reviewed pursuant to Table 17.04.030.a. The City shall process the application pursuant to the following procedures.
1. Initial Submittal and Completeness Review. Upon receipt of an application submittal, the Planning Department shall review the submittal for completeness. Where the submittal lacks the required information, the Planning Department shall cease its review and notify the applicant of deficient information/items. After the applicant addresses the deficient items, the Planning Department may restart its review.
 2. Sufficiency Review. The Planning Department will conduct a thorough review of the application's consistency with other goals and policies within the Comprehensive Plan, other applicable regulatory and policy documents. The review shall also assess potential impacts relating to public safety, natural resource protection, natural hazards, public services, and existing land uses. The Planning Department may circulate the application submittal to other City departments for comment. The Planning Department shall provide written comments to the applicant detailing elements of the application that are inconsistent with City standards or fail to address potential negative impacts to humans, the environment, infrastructure, and surrounding land uses.
 3. Application Revisions. As applicable, the applicant may revise their application submittal to address the Planning Department's comments. After the applicant provides a revised application packet, the Planning Department shall review the revised application for regulatory and policy compliance.
 4. Staff Report. The Planning Director, or designee, shall write a staff report to the decision-making authority that (i) summarizes the proposed amendment(s) in terms of location, environmental conditions, existing land use, and proposed land use(s), (ii) provides findings to the applicable Comprehensive Plan goals and policies, (iii) provides analysis of potential changes to VMC Title 17 that could occur as a result of the amendment, (iv) provides findings related to potential impacts to public services, and (v) provides a recommendation to approve, approve with limitations, or deny the request. The staff report shall include the applicant's complete submittal and any public comments as attachments.
 5. Public Notice Required. The City shall provide public notice and document public comments regarding the Comprehensive Plan amendment application pursuant to Section 17.04.180.
 6. Planning and Zoning Commission Hearing & Recommendation. The Planning and Zoning Commission shall conduct a public hearing to review the Comprehensive Plan amendment application, review the staff report, hear staff, applicant, and public testimony, discuss the proposal, and make a formal recommendation to City Council. Following the hearing, the Planning Department shall update its staff report to include the Planning and Zoning Commission's recommendation.
 6. City Council Hearing & Decision. The City Council shall conduct a public hearing to review the Comprehensive Plan amendment application, review the Planning & Zoning Commission recommendation, review the staff report, hear staff, applicant, and public testimony, discuss the proposal, and take formal action to approve, approve with limitations, or deny the application.

17.04.050 Zoning Ordinance Text and Map Amendments

- A. Purpose. The City's zoning code and the official zoning map are intended to implement the Comprehensive Plan, state and federal rules, protect health/safety, enforce environmental protection, and reduce conflicts amongst neighboring land uses. The purpose of this section is to outline the procedure for amending the zoning code and the official zoning map.
- B. Applicability. The provisions of this section apply to any changes, updates, or revisions to the City's zoning code including changes to its text, exhibits, and the official zoning map. These provisions apply to both city- and public-initiated amendments, with the exception that fees are not required for city-initiated applications. City-initiated amendments include those directed by City Council, the Planning & Zoning Commission, and/or the City Manager.
- C. Approval Considerations.
1. Limitations. The City Council shall retain the authority to limit its approval of amendments to the zoning code and the official zoning map to limit certain land use activities, protect public health, safety, and welfare of humans and the environment, and ensure its ability to serve properties/individuals with adequate public services.
 2. Comprehensive Plan Consistency. Amendments to VMC Title 17 and/or the official zoning map shall be consistent with the Comprehensive Plan.
- D. Submittal Requirements. Application involving amendments to the zoning code and/or the official zoning map shall provide the following items to the City to commence the review.
1. Application and Fee(s). Applicants shall provide a complete application and pay associated application fees at the time of application filing. Additional expenses incurred by the City that are associated with the review may be paid at a later date but prior to action being taken on the application.
 2. Narrative. Applicants shall provide a project narrative that describes the location, surrounding land uses, environmental features, proposed use(s), and proposed development activity, as applicable. The narrative shall describe how the proposed amendments align with the goals and policies within the Comprehensive Plan. For map amendments, the narrative shall identify whether the proposal will result in nonconforming situations that involve the existing structure and land uses within the subject property.
 3. Proposed Amendments Documentation. Applicants shall provide documentation that clearly explains/delineates the proposed amendments.
 - a. Text Amendments. Applicants shall provide proposed text amendments in underline/strikethrough format to demonstrate how the proposed changes compare with existing text. Proposed additions shall be displayed as underline text and proposed omissions shall be displayed as strikethrough text.
 - b. Map Amendments. Applicants shall provide proposed map amendments on a figure that clearly delineate and labels the proposed changes.
 4. Map Set. At the discretion of the Planning Director, and depending on the amendment proposed, applicants may be required to graphically illustrate the surrounding context, existing structures/land uses, relationship with other regulatory/policy maps, and to identify natural resources. The map set may include the following.

- a. Property Location Map. This shall be a scaled drawing or a current aerial photograph that identifies/delineates the subject properties and shows the surrounding context in terms of structures, built features, and land uses, as applicable.
 - b. Natural Resources Map. This shall be a scaled drawing or aerial photograph identifying and labeling natural resources in and around the subject properties. Where natural resources are present, the map shall show/label streams, wetlands, shorelines, forested areas, protected habitat (pursuant to state and federal law), areas with steep slopes, groundwater recharge areas, and similar features.
 - c. Natural Hazards Map. This shall be a scaled drawing or aerial photograph identifying and labeling natural hazards on and around the subject property. Where natural hazards are present, the map shall show/label flood zones, avalanche zones, areas of unstable soils/landslide areas, and other similar hazards that should be considered.
 - e. Utilities Map. This shall be a scaled drawing or aerial photograph identifying and labeling existing utilities service lines on and around the subject property. Where utilities are present, the map shall show/label potable water lines, sanitary sewer lines, reservoirs, treatment plants, and public stormwater management facilities.
 - f. Comprehensive Plan Map (Place Types). This shall be a scaled drawing depicting the Place Type designations from the Comprehensive Plan. The subject property shall be delineated on the map.
5. Technical Studies. At the discretion of the Planning Director, the applicant may be required to submit technical studies to justify the proposed zoning code and/or official zoning map amendment and to demonstrate consistency with the Comprehensive Plan, mitigation of potential adverse impacts, and to address other state/federal requirements. These may include, but not limited to, traffic studies, drainage studies, environmental impact statements, environmental site assessments (ESAs), land use studies, natural hazard studies, and/or visual impact studies.
- a. Rezone Requests in the Future Industrial/Working Waterfront Place Type. Requests for rezoning of land within the Future Industrial/Working Waterfront Place Type shown in the Comprehensive Plan shall be accompanied by a study that presents the risks, costs and benefits of allowing development of the area. The study shall include data on the expected costs of extending and maintaining public infrastructure and services and an assessment of natural hazards.
 - b. Rezone Requests in the Future Residential/Recreation Place Type. Requests for rezoning of land within the Future Residential/Recreation Place Type shown in the Comprehensive Plan shall be accompanied by a study that presents the risks, costs and benefits of allowing development of the area. Lands within the Future Residential/Recreation place type are intended as second-priority development areas; therefore, the study shall include information showing that the area is appropriate for residential or recreational development at the time of application. The study shall include data on the expected costs of extending and maintaining public infrastructure and services and an assessment of natural hazards.
 - c. Rezone requests to Planned Resort (PR) District. Only lands within the Destination Resort Overlay place type within the Valdez Comprehensive Plan are eligible for rezoning to the PR district. Requests for rezoning to PR shall be accompanied by a study demonstrating feasibility for development, land use compatibility and

sustainability, efficient provision of transportation and utility infrastructure and to suitably protect environmentally sensitive resources, community character, and natural features. Once the PR district has been established, a Planned Unit Development (PUD) shall be approved prior to development. The PUD shall be accompanied by a detailed master plan for the development.

- E. Review Procedure. Applications to amend the zoning code and/or the official zoning map shall be reviewed pursuant to Table 17.04.030.a. The City shall process the application pursuant to the following procedures.
1. Initial Submittal and Completeness Review. Upon receipt of an application submittal, the Planning Department shall review the submittal for completeness. Where the submittal lacks the required information, the Planning Department shall cease its review and notify the applicant of deficient information/items. After the applicant addresses the deficient items, the Planning Department may restart its review.
 2. Sufficiency Review. The Planning Department shall conduct a review of the application's consistency with other Municipal Code provisions, the Comprehensive Plan, and other applicable regulatory and policy documents. The review shall also assess potential adverse impacts relating to public safety, natural resource protection, natural hazards, public services, and existing land uses. The Planning Department may circulate the application to other city departments for comment. The Planning Department shall provide written comments to the applicant detailing elements of the application that are inconsistent with City policies and/or fail to address potential negative impacts to humans, the environment, infrastructure, and surrounding land uses.
 3. Application Revisions. As applicable, the applicant may revise their application submittal to address the Planning Department's comments. After the applicant provides a revised application packet, the Planning Department shall review the revised application for regulatory and policy compliance.
 4. Staff Report. The Planning Director, or designee, shall write a staff report to the decision-making authority that (i) summarizes the proposed amendment(s) in terms of location, environmental conditions, existing land use, and proposed land use(s), (ii) provides findings to the applicable Comprehensive Plan goals and policies, (iii) provides findings related to potential impacts to public services, and (iv) provides a recommendation to approve, approve with limitations, or deny the request. The staff report shall include the applicant's complete submittal and any public comments as attachments.
 5. Public Notice Required. The City shall provide public notice and document public comments regarding zoning code and/or the official zoning map amendment application pursuant to Section 17.04.180.
 6. Planning and Zoning Commission Hearing & Recommendation. The Planning and Zoning Commission shall conduct a public hearing to review the application, review the staff report, hear staff, applicant, and public testimony, discuss the proposal, and make a formal recommendation to City Council. Following the hearing, the Planning Department shall update its staff report to include the Planning and Zoning Commission's recommendation.
 7. City Council Hearing & Decision. The City Council shall conduct a first and second reading of the proposed amendment pursuant to the Valdez City Charter, Chapter IV, to review the application, Planning & Zoning Commission recommendation, staff report,

hear staff, applicant, and public testimony, discuss the proposal, and take formal action to approve, approve with limitations, or deny the application.

17.04.060 Conditional Use Permits

- A. Purpose. Conditional Use Permits are intended to establish a process to review specific land uses on a case-by-case basis through a public hearing process to examine and address potential impacts and compatibility concerns to the immediate vicinity.
- B. Applicability. The provisions of this section apply to new uses or expansions of existing uses that are listed as “C” on the Land Use Table contained in Section 17.06.060.
- C. Approval Criteria. The Planning and Zoning Commission shall evaluate whether the conditional use permit application complies with the criteria established in this section in determining to approve, approve with conditions, or deny the request. The Planning and Zoning Commission may require the applicant to submit whatever reasonable evidence may be needed to protect the public interest.
 - 1. Criterion 1: Site Suitability. The subject site shall be suitable to support the proposed conditional use and its associated structure(s) and site improvements. The Planning and Zoning Commission shall consider topography, slope and soil stability, geophysical hazards, surface and subsurface drainage, and water quality conditions on and around the subject site and the probable effects of the proposed conditional use upon these factors.
 - 2. Criterion 2: Utility, Sanitation, and Public Service Needs. The conditional use and the associated site improvements shall be adequately served by utilities, emergency responders, and a sanitation facility to ensure long-term safety for its occupants and surrounding populations. The Planning and Zoning Commission shall consider whether adequate sewer/sanitation, storm drainage, potable water, fire protection, public safety, access, and electrical power exist to serve the proposed use and associated structures/site improvements.
 - 3. Criterion 3: Zoning District Standards. With the exception of Planned Unit Developments (PUDs), the proposed conditional use and its associated site improvement(s) shall comply with the dimensional standards of the zone it which it is. Notwithstanding, those zoning standards may be adjusted pursuant to a separate variance and/or administrative adjustment application.
 - 4. Criterion 4: Specific Use Standards. The proposed conditional use and its associated site improvement(s) shall comply with the applicable specific use standards pursuant to Chapter 17.08.
 - 5. Criterion 5: Comprehensive Plan Consistency. The proposed conditional use and its associated site improvement(s) shall be consistent with the Comprehensive Plan’s goals, policies, and maps in terms of land uses, development character, and scale.
 - 6. Criterion 6: Nuisance Mitigation. The proposed conditional use and its associated site improvement(s) shall provide mitigation measures to address potential nuisances relating to excessive noise, lighting, vibration, traffic, debris and litter, and outdoor material storage.
 - 7. Criterion 7: Access and Circulation. The proposed conditional use and its associated site improvement(s) shall provide adequate site access for motor vehicles, pedestrians, and cyclists. Applications shall not be approved where the proposed use would create undue traffic congestion or pose a safety hazard to motorists, pedestrians, and/or cyclists.

- D. Submittal Requirements. Applications for a conditional use permit shall provide the following items to the City to commence the review.
1. Application and Fee(s). Applicants shall provide a complete application and pay associated application fees at the time of application filing. Additional expenses incurred by the City that are associated with the review may be paid at a later date but prior to action being taken on the application.
 2. Legal Description. Applicants shall provide a legal description of the property that is subject of the conditional use application.
 3. Narrative. Applicants shall provide a project narrative that describes the location, proposed use(s), proposed site improvements, and zoning district. The narrative shall describe the existing and proposed building sizes, proposed density (as applicable), parking and access, and environmental conditions on and adjacent to the subject site. The narrative shall list all the specific use standards that are applicable to the proposal and provide a response describing how the proposal complies with those standards. The narrative shall list all of the conditional use review criteria and provide a response describing how the proposal complies with those criteria.
 4. Plan Set. Applicants shall provide a plan set to illustrate the proposed site improvements. A plan set may only be required where the proposed conditional use application includes new buildings and/or site improvements. At the discretion of the Planning Director, the plan set may include the following.
 - a. Property Survey. This shall be a scaled drawing with a surveyor's seal that graphically depicts the current parcel configuration with boundary dimensions, depicts current easements, and illustrates the exact location and dimensions of existing site improvements (e.g., structures, pavement areas, etc.). The survey shall also include a legal description.
 - b. Site Plan. This shall be a scaled drawing that depicts the proposed site layout, building locations, vehicular and pedestrian circulation, open space and recreation areas, parking layout, and any other information necessary to visually describe the proposed project.
 - c. Subdivision Plat. This shall be a scaled drawing showing the proposed lot configurations, easements, tracts, and rights-of-way. This shall only be required where subdivision activities are proposed as part of the conditional use permit request.
 - d. Grading and Drainage Plan. This shall be a scaled drawing showing existing and proposed contours, and proposed drainage features.
 - e. Utilities Plan. This shall be a scaled drawing showing existing and proposed utility service line, connection points, and sanitation elements.
 - f. Building Elevations. This shall be scaled drawings showing the proposed building elevations for primary structures. The elevations shall include dimensions and material labels. Elevations are not required for accessory structures under 1,000-sf.
 5. Technical Studies. At the discretion of the Planning Director, the applicant may be required to submit technical studies to demonstrate compliance with the conditional use review criteria. These may include, but are not limited to, traffic studies, drainage studies, noise and vibration studies, and/or visual impact studies.

- E. Review Procedure. Conditional use applications shall be reviewed pursuant to Table 17.04.030.a. The City shall process the application pursuant to the following procedures.
1. Initial Submittal and Completeness Review. Upon receipt of an application submittal, the Planning Department shall review the submittal for completeness. Where the submittal lacks the required information, the Planning Department shall cease its review and notify the applicant of deficient information. After the applicant addresses the deficient items, the Planning Department may restart its review.
 2. Sufficiency Review. The Planning Department shall conduct a review of the application's consistency with the approval criteria, pursuant to Section 17.04.060.C, other Municipal Code provisions, the Comprehensive Plan, and other applicable regulatory and policy documents. The Planning Department may circulate the application to other city departments for comment. The Planning Department shall provide written comments to the applicant detailing elements of the application that are inconsistent with City standards.
 3. Application Revisions. As applicable, the applicant may revise its application submittal to address the Planning Department's comments. If the applicant provides a revised application submission, the Planning Department shall review the revised application for regulatory and policy compliance.
 4. Staff Report. The Planning Director, or designee, shall write a staff report to the Planning and Zoning Commission that (i) summarizes the proposed conditional use in terms of location, proposed land use(s), and proposed structures, (ii) provides findings to the conditional use approval criteria, (iii) provides findings to the specific use standards, as applicable, and (iv) provides a recommendation to approve, approve with conditions, or deny the request. The staff report shall include the applicant's complete submittal and any public comments as attachments.
 5. Public Notice Required. The City shall provide public notice and document public comments regarding the conditional use permit application pursuant to Section 17.04.180.
 6. Hearing & Decision. The Planning and Zoning Commission shall conduct a public hearing to review the conditional use application, review the staff report, hear staff, applicant, and public testimony, discuss the proposal, adopt findings of fact (from staff or establishing their own), and take action on the application. The Commission may approve, approve with conditions, or deny the application.
 7. The planning and zoning commission shall make its findings and determination within sixty days from the date of receipt of a complete application and shall notify the applicant in writing of its decision. If approval is denied, the commission shall state its reason for denial. Failure of the planning and zoning commission to decide within the time specified shall advance the application to the appellate authority.8. Use Within Twelve Months Required. Any conditional use approved by the planning and zoning commission must be utilized within twelve months after the effective date of the approval. In the event construction work is involved, it must commence within the stated period and must be diligently pursued to completion, otherwise the approval is automatically voided. The planning and zoning commission may extend the time the construction is to start if satisfactory evidence of planning progress is presented.
- F. Conditional Use Permit Amendments. The permit amendment procedures are established to allow applicants to revise and/or modify permits within VMC Title 17 to respond to unique

site conditions, changes in the proposal, and/or respond to unique situations. The permit amendment process is not intended to circumvent conditions of approval imposed by the original decision-making authority.

1. **Applicability.** The provisions of this section are applicable to land, projects, and areas within the municipal limits that have an approved permit under VMC Title 17, and where future land uses, construction or development activities are subject to that permit.
2. **Amendment Options.** Applicants may request to amend plans/permits pursuant to the following options and subject to the associated allowances/limitations for each.
 - a. **Option 1: Minor Amendments.** The applicant may apply for a minor amendment to an approved plan/permit as an administrative review through the Planning Department. Under this option, the applicant shall submit revised plans and other documents detailing the proposed changes, a cover letter describing the changes and reasoning, and pay associated fees. The Planning Director or designee shall take action to approve or deny the proposed amendment(s) based on compliance with the applicable code and policy standards.
 - i. **Minor Amendment Determination.** A minor amendment may be allowed for situations/site elements associated with a Conditional Use Permit or Planned Unit Development that include the following, notwithstanding, the proposed amendments shall fully comply with the Municipal Code:
 - 1) Increase in the building height by 10%.
 - 2) Expansion of the building floor area up to 20% or 1,500 square feet, whichever is less.
 - 3) Expansion or reduction in the quantity of vehicle parking areas for nonresidential and multi-unit projects by up to 10%.
 - 4) Expansion or reduction of designated open space areas by up to 10%.
 - 5) Increase in project site area by up to 10% or 1 acre, whichever is less. This shall not include applications for Rezones, Comprehensive Plan amendments, Conditional Uses, or subdivisions.
 - 6) Designation of additional uses that only involve those listed as permitted ("P") in the land use table for the zoning district pursuant to Section 17.06.060.
 - 7) Changes in the building facade design, floorplan layout, and/or exterior materials.
 - 8) Construction activities, land use, and/or other situations that are not in conflict with any condition of approval imposed as part of the original plan/permit.
 - ii. **Planning Director Determination.** In the event the proposed minor amendment application does not clearly align with the allowances listed in subsection a. above, the Planning Director shall deem the application as a major amendment.
 - iii. **Approval Criteria.** The following criteria apply when evaluating minor permit amendments.

- 1) The granting of the minor amendment will not result in material damage or prejudice to other properties in the vicinity nor be detrimental to the public health, safety or welfare.
 - 2) The granting of the minor amendment will not be contrary to the goals, policies, and objectives of the Comprehensive Plan.
- b. Option 2: Major Amendments. The applicant may apply for a major amendment to an approved permit subject to the allowances and limitations of this section. The major amendment shall be reviewed as the same application type that would have been required for the original approval. Under major amendments, the City shall only require submittal items applicable to the proposed changes.
- i. Major Amendment Determination. A major amendment may be allowed for situations and site elements that do not constitute a “Minor Amendment” pursuant to this section.
- c. New Application. The applicant may apply for a new permit for the property where no development and land use activity has commenced pursuant to the original permit. Under a new application, the applicant shall comply with all the submittal requirements and subject to the review procedures identified in Table 17.04.030.a.

17.04.070 Variance and Administrative Adjustments

- A. Purpose. The variance and administrative adjustments procedures are established to allow applicants to seek deviations and modifications from certain requirements of VMC Title 17 to overcome unique site impediments and area conditions. Deviations or waivers to the City’s development standards may be specifically necessary to accommodate infill projects, adaptive use activities, and redevelopment projects in established areas of the City where existing site and area conditions may limit an applicant’s ability to fully comply with City requirements. Variances are intended to allow applicants to seek regulatory relief through a public hearing process, whereas administrative adjustments are intended to allow applicants to seek minor regulatory relief through an administrative process.
- B. Applicability. The provisions of this section apply to any applicant that seeks regulatory relief for a specific development project or construction activity subject to the allowances and limitations set forth herein.
- C. Allowances. Applicants may seek regulatory relief through application for a variance or an administrative adjustment and as allowed by the provisions of this section. The City may not grant deviations or waivers to land use restrictions in any zone except as allowed in Chapter 17.20 and in 17.04.120.
1. Variances. Variances include a formal process where applicants may seek deviations, waivers, and/or modifications from certain VMC Title 17 dimensional or site design standards. Variances may be approved through a formal application, and a public hearing before the Planning and Zoning Commission pursuant to Table 17.04.030.a.
 - a. Allowances. Applicants may seek variances to the following code provisions:
 - i. Zoning district dimensional standards including lot size, setbacks, and height.
 - ii. Parking requirements including dimensional standards and parking ratios.
 - iii. Landscaping and buffering standards.
 - iv. Sign standards including size and location on a lot.

- v. Fence and wall standards including material, size, location, and height.
 - vi. Specific use standards, except applications for additional accessory dwelling units (ADUs).
 - vii. Expansions of a legal nonconforming use as allowed and limited pursuant to Chapter 17.20
2. Administrative Adjustments. An administrative adjustment is a process where applicants may seek minor and limited reductions, deviations or modifications from certain VMC Title 17 dimensional or site design standards. Administrative adjustments may be approved through application and approval from the Planning Director pursuant to Table 17.04.030.a.
- a. Allowances. Applicants may seek administrative adjustments to the following code provisions:
 - i. Up to twenty percent (20%) of the zoning district dimensional standards including lot size, setbacks and height.
 - ii. Up to twenty percent (20%) of the required minimum parking ratio requirements for a specific use.
 - iii. Up to fifty percent (50%) of the required landscaping and buffering standards.
 - iv. Up to twenty percent (20%) of the required sign setback or sign size requirements.
 - v. Up to twenty percent (20%) of the required wall/fence height requirements.
 - vi. Up to twenty percent (20%) of the accessory structure size limitations.
 - vii. Expansions of legal nonconforming uses pursuant to VMC Title 17.20.G.1.
- D. Approval Criteria. The Planning Department and the final decision-making authority shall evaluate whether the variance or administrative adjustment application complies with the criteria established in this section in determining to approve, approve with conditions, or deny the request. The decision-making authority may require the applicant to submit whatever reasonable evidence may be needed to protect the public interest and demonstrate consistency with the review criteria.
- 1. Criterion 1: There are exceptional physical characteristics or conditions pertaining to the property which may affect intended land use or development thereon which do not generally apply to other properties in the same zoning district. This criterion is only applicable to variance requests; this does not apply to administrative adjustments.
 - 2. Criterion 2: The strict application of the provisions of VMC Title 17 would result in practical difficulties or an unnecessary hardship to the applicant.
 - 3. Criterion 3: The granting of the variance or administrative adjustment will not result in material damage or prejudice to other properties in the vicinity nor be detrimental to the public health, safety or welfare.
 - 4. Criterion 4: The granting of the variance or administrative adjustment will not be contrary to the goals, policies, and objectives of the Comprehensive Plan.
- E. Submittal Requirements. Applicants for a variance or administrative adjustment shall provide the following items to the City to commence the review.

1. Application and Fee(s). Applicants shall provide a complete application and pay associated application fees at the time of application filing. Additional expenses incurred by the City that are associated with the review may be paid at a later date but prior to action being taken on the application.
 2. Legal Description. Applicants shall provide a legal description of all the property that is subject of the variance or administrative adjustment application.
 3. Narrative. Applicants shall provide a project narrative that describes the location, proposed use(s), proposed site improvements, and zoning district. The narrative shall describe the existing and proposed building sizes, proposed density, as applicable, parking and access, and environmental conditions on and adjacent to the subject site. The narrative shall describe the requested deviations, waivers, or modifications. The narrative shall list all of the variance/administrative adjustment review criteria and provide a response describing how the proposal complies with those criteria.
 4. Plan Set. Applicants shall provide a plan set, at the discretion of the Planning Director, to illustrate the proposed site improvements. The plan set may include the following.
 - a. Property Survey. This shall be a scaled drawing with a surveyor's seal that graphically depicts the current lot/tract configuration with boundary dimensions, depicts current easements, and illustrates the exact location and dimensions of existing site improvements. The survey shall also include a legal description.
 - b. Site Plan. This shall be a scaled drawing that depicts the existing and proposed site conditions with a specific focus on the construction elements that are subject of the variance/administrative adjustment application. The site plan shall include the proposed building setbacks, as applicable to the variance/administrative adjustment application.
 - c. Building Elevations. This shall be scaled drawings showing the proposed building elevations for subject structure(s) of the variance/administrative adjustment application. The elevations shall include dimensions and material labels. Building elevations are only required for variances/administrative adjustments that involve an increase in building height beyond what is allowed in the zoning district.
 5. Technical Studies. The applicant may be required to submit technical studies at the discretion of the Planning Director to demonstrate compliance with the variance and administrative adjustment review criteria. These may include, but are not limited to, traffic studies, drainage studies, noise and vibration studies, and/or visual impact studies.
- F. Review Procedure. Variance and administrative adjustment applications shall be reviewed pursuant to Table 17.04.030.a. The City shall process the application pursuant to the following procedures.
1. Initial Submittal and Completeness Review. Upon receipt of an application submittal, the Planning Department shall review the submittal for completeness. Where the submittal lacks the required information, the Planning Department shall cease its review and notify the applicant of deficient information/items. After the applicant addresses the deficient items, the Planning Department may restart its review. The Planning Department shall provide written comments to the applicant detailing elements of the application that do not comply with regulations and policies.

2. The Planning Department shall conduct a review of the application's consistency with the approval criteria, pursuant to Section 17.04.070.D, other Municipal Code provisions, the Comprehensive Plan, and other applicable regulatory and policy documents. The Planning Department may circulate the application to other city departments for comment. The Planning Department shall provide written comments to the applicant detailing elements of the application that are inconsistent with approval criteria.
 3. Application Revisions. As applicable, the applicant may revise its application submittal to address the Planning Departments comments. If the applicant provides a revised application packet, the Planning Department shall review the revised application for regulatory and policy compliance.
 4. Staff Report. The Planning Director, or designee, shall write a staff report that (i) summarizes the proposed variance/administrative adjustment in terms of location, proposed land use(s), and proposed structures, (iii) describes the deviations, waivers or modifications sought, (iii) provides findings to the variance and administrative adjustment approval criteria, (iv) provides findings to the specific use standards, as applicable, and (iv) provides a recommendation to approve, approve with conditions, or deny the request. The staff report shall include the applicant's complete submittal and any public comments as attachments.
- G. Public Notice Required for Variance. The City shall provide public notice and document public comments regarding the variance application pursuant to Section 17.04.180.
- H. Decision for Administrative Adjustments. The Planning Director shall review the administrative adjustment application, review the staff report, and take action on the application. The Planning Director may approve, approve with conditions, or deny the application. The Planning Director, in their sole discretion, may provide public notice of an administrative adjustment application, provide opportunity for written public comments, and hold a public meeting for purposes of taking oral public comment.
- I. Hearing & Decision for Variances. The Planning and Zoning Commission shall conduct a public hearing to review the variance application, review the staff report, hear staff, applicant, and public testimony, discuss the proposal, and take action on the application. The Commission may approve, approve with conditions, or deny the application.

17.04.090 Zoning Clearance Review

- A. Purpose. A zoning clearance review is a formal process for the Planning Department to determine whether a land use or subdivision complies with VMC Title 17. A zoning clearance is intended to provide certainty to property owners, renters, occupants, and other interested parties that specific activities on a property comply with VMC Title 17.
- B. Applicability. A zoning clearance review is required for any new land use activity, expanded land use activity, a change of use on a property, and platting actions. A zoning clearance is a written determination granted to an applicant indicating that the property, land usage(s), and improvements conform to zoning requirements.
- C. Review Process. A zoning clearance application shall be reviewed pursuant to the following provisions.
1. A zoning clearance must be determined prior to (1) establishing a new use on any land or within a structure or (2) the expansion of any use of land or structure. A zoning clearance shall be determined prior to the issuance of a building permit.

2. A zoning clearance review may occur concurrently with other applications such as a building permit, subdivision, business registration, conditional use permit, and variance/administrative adjustment application. A separate zoning clearance application is not required during a concurrent review if sufficient information is included in the other application request.
3. The Planning Director, or designee, shall review the zoning clearance application and issue a determination based on its consistency with VMC Title 17.
 - a. The issuance of a zoning clearance does not exempt an applicant from complying with all laws properly affecting the use or development of land.
4. Issuance and conditions.
 - a. The resulting determination may require that the applicant make site modifications and/or secure the required permit approval for the requested outcome.
 - b. Planning staff may request additional information pertaining to the project in order to conduct a thorough review and ensure full compliance with VMC Title 17.

17.04.120 Temporary Land Use Permits

- A. Purpose. A temporary land use permit allows interim, nonpermanent, and/or seasonal uses of land that does not exceed six months in duration.
- B. Applicability. The provisions of this section apply to an interim, nonpermanent, and/or seasonal uses of land including but not limited to events, races, carnivals, concerts, outdoor sales events, markets, off-site construction yards, and similar uses that are not otherwise permitted outright in the zoning district in which the subject land is located or in conjunction with a legally established land use for said lot.
- C. City-Owned Land. Temporary land use permits shall be required for all interim, nonpermanent, and/or seasonal uses of city-owned land whether conforming or nonconforming except as otherwise provided herein.
- D. Private, Federal, or State-Owned Land. Temporary land use permits shall be required for all interim, nonpermanent, and/or seasonal uses on private, federal, or state-owned land that do not conform with permitted uses within the zoning district where the temporary use will occur.
- E. Exceptions. The following uses and situations are exempt from the temporary use standards and the associated review/approval standards of this section.
 1. City use of City-owned Land. Uses associated with municipal operations, services, and maintenance are not subject to a temporary land use permit.
 2. On-Site Construction Yard. On-site construction yards, storage structures/vehicles, and offices, in conjunction with an approved construction project on the same parcel are not subject to a temporary land use permit. When allowed, said activities/structures/materials shall be removed within 30 days upon completion of the construction project, or the expiration of the building permit authorizing the construction project, whichever first occurs.
 3. Emergency Response Activities. Emergency public health and safety land use activities, as determined by resolution of the City Council, or authorized under an emergency declaration, or during an active response by emergency service agencies, shall not require a temporary land use permit.

4. Short-term Events at Specific Locations. Events or uses occurring less than ten consecutive days at the City of Valdez Civic Center, City of Valdez Recreation Center, Kelsey Dock, the Valdez Airport, or other facilities specifically designated by the Planning Director, shall not require a temporary land use permit.
 5. Garage or Yard Sales. Garage sales or yard sales that occur at a personal residence shall not require a temporary land use permit subject to the following provisions:
 - a. Only one garage or yard sale may be conducted within any one-month period and the sale shall be limited to not more than three consecutive days or to two consecutive weekends not to exceed four days in all.
 - b. The sale shall not be conducted between the hours of eight p.m. of any day and seven a.m. of the following day.
 - c. The sales shall not encroach or be made on or from public streets or rights-of-way.
 - d. No licensed retail or wholesale dealer shall be allowed to consign or offer for sale any goods or merchandise or participate in any private sale authorized by this subsection.
 6. Events at Personal Residences. Small events such as celebrations, social engagements, weddings, and/or parties at personal residences shall not require a temporary land use permit.
- F. Permit Types. Temporary land use permits are allowed by the provisions of this section and pursuant to the following:
1. Short-term Permits. Applicants may request a short-term permit for temporary uses that occur less than 10 consecutive days each year at a specific location. Short-term permits may be approved through an application, internal review, and a decision from the Planning Director pursuant to Table 17.04.030.a.
 2. Long-term Permits. Applicants may request a long-term permit for temporary uses that occur 10 or more consecutive days at a specific location. The duration of the permit shall not exceed six months unless the permit is issued to a contractor working on a city project. No more than one long-term permit shall be issued each calendar year for the same location to the same applicant. Long-term permits may be approved by the Planning and Zoning Commission pursuant to Table 17.04.030.a. Long-term permit activities that reoccur on an annual basis may be renewed annually, with approval by the Planning Director, if the duration of the use exceeds one year, and may be renewed for a maximum of four years. After four years the reoccurring use must go through the full application and approval process. Minor changes to the original permit may be reviewed and approved by the Planning Director during the renewal process if the changes do not change the extent, intensity, or use approved in the original permit.
 3. Prohibited Land Uses/Events. The following land uses may not be approved as a temporary land use permit.
 - a. Any land use that requires a Conditional Use Permit.
 4. City-owned Property Liability Insurance Requirements. Applicants that seek to conduct a temporary use on city-owned land shall maintain liability insurance as set forth herein naming the City as an additional insured party for the duration of the permit. The minimum insurance requirements are as follows:

- a. General Liability. Applicants shall provide general liability insurance covering the permittee and the City for any and all claims for personal injury, bodily injury (including death) and property damage (including environmental degradation or contamination) arising from any activity occurring as a result of this temporary land use permit agreement.
 - b. Auto Liability (If Applicable). Permittee shall maintain business auto liability insurance covering liability arising out of any auto (including owned, hired, and non-owned autos).
 - c. Minimum limits: Applicants shall provide insurance equaling at least one million dollars combined single limit each accident and subject to the following other minimum limits.
 - i. \$100,000,000 each occurrence
 - ii. \$100,000 damage to rented premises
 - iii. \$5,000 medical payments
 - iv. \$1,000,000 personal and advertising injury
 - v. \$2,000,000 general aggregate
 - vi. \$2,000,000 products and completed operations aggregate
 - d. Waiver of Subrogation. For the purpose of waiver of subrogation, Permittee releases and waives all rights to claim or recover damages, costs or expenses against Valdez for any casualty of any type whatsoever in, on or about the Premises if the amount of such damage, cost or expense has been paid to such damaged party under the terms of any policy of insurance required herein.
 - e. Worker Compensation. The City may require proof of workers compensation issuance for activities that are subject to state and/or federal law.
 - f. Alternatives and Waivers of Insurance Requirements. At the discretion of the Planning Director, event insurance may be accepted for short-term permits. Upon a showing of good cause, in the discretion of the Planning Director, insurance policies not fully conforming with the minimum requirements set forth herein may be accepted where the nature of the use under the temporary land use permit poses a low risk of liability for the city. For permits on private, state, or federally owned land, the Planning Director may require insurance as a condition of permit approval.
- G. Approval Criteria. The Planning Department and the final decision-making authority shall evaluate whether the temporary land use permit application complies with the criteria established in this section in determining to approve, approve with conditions, or deny the request. The decision-making authority may require the applicant to submit whatever reasonable evidence may be needed to demonstrate compliance.
1. Criterion 1: Use of the property under the permit shall not constitute a nuisance, substantially interfere with the use and enjoyment of adjacent property, or adversely impact public access or city operations.
 2. Criterion 2: The proposed property shall be adequately served by streets or highways having sufficient width and improvements to accommodate the kind and quantity of traffic that the temporary land use is reasonably expected to generate.

3. Criterion 3: Adequate temporary parking to accommodate vehicular traffic generated by the use shall be available either on the property or at alternate locations acceptable to the city.
 4. Criterion 4: All permits must be for a fixed period of time identified in the permit.
 5. Criterion 5: No permanent structures shall be erected on the property.
 6. Criterion 6: No permanent alteration of land shall occur.
 7. Criterion 7: The permittee shall obtain all required permits for the proposed use from the city or other required agencies.
 8. Criterion 8: The permittee shall clear the property of any debris, litter, or other evidence of the temporary use upon expiration or termination of the permit.
 9. Criteria 9: For permits on city owned land, the permittee shall pay fees as established by resolution of the city council. No fees shall be charged for permits issued to contractors for the purpose of completing city-owned projects.
 10. Criterion 10: The proposed use will not jeopardize, endanger, or substantially interfere with the public convenience, health, safety, or general welfare.
- H. Submittal Requirements. Applicants for a temporary land use permit shall provide the following items to the City to commence the review.
1. Application and Fee(s). Applicants shall provide a complete application and pay associated application fees at the time of application filing. Complete applications for short-term permits must be submitted at least fourteen days before the date that the proposed temporary use is scheduled to take place in order to ensure applications are processed in time. Complete applications for long-term permits must be submitted at least forty-five days before the date that the proposed temporary use is scheduled to take place in order to ensure applications are processed in time. The application deadlines may be waived, at the sole discretion of the Planning Director.
 2. Narrative. Applicants shall provide a project narrative that describes the location, proposed use(s), associated structures/vehicles, hours/dates of the use/event, and proposed parking arrangements. The narrative shall describe the existing site improvements, and site conditions. The narrative should address the temporary use review criteria and provide a response describing how the proposal complies with those criteria.
 3. Site Plan. Applicants shall submit a scaled site plan, as applicable, that graphically illustrates the site location, access locations, proposed temporary use location on the site, and major geographical features.
- I. Review Procedure. Temporary land use permits shall be reviewed pursuant to Table 17.04.030.a. The City shall process the application pursuant to the following procedures.
1. Initial Submittal and Completeness Review. Upon receipt of an application submittal, the Planning Department shall review the submittal for completeness. Where the submittal lacks the required information, the Planning Department shall cease its review and notify the applicant of deficient information/items. After the applicant addresses the deficient items, the Planning Department may restart its review.
 2. Sufficiency Review. As applicable to the size and location of the proposed temporary use, the Planning Director may circulate the application submittal to other city

departments to conduct a review of the application's consistency with the approval criteria pursuant to 17.04.120.G.

3. Staff Report. For long-term permits, the Planning Director or designee shall draft a report summarizing the request, any compliance concerns, and a recommendation to the Planning and Zoning Commission.
3. Action for Short-term Permits. The Planning Director shall review the short-term temporary land use permit application, review staff comments, and take action on the application. The Planning Director may approve, approve with conditions, or deny the application. Issuance of short-term permits shall be reported to the planning and zoning commission and city council at the next regularly scheduled meetings.
4. Action for Long-term Permits. The Planning and Zoning Commission shall review the long-term temporary land use permit application, review staff comments, and take action on the application. The Commission may approve, approve with conditions, or deny the application. Issuance of long-term permits shall be reported to the city council at the next regularly scheduled meeting.

17.04.130 Pre-Application Meeting

- A. Purpose. A pre-application meeting is a process for applicants to seek guidance and preliminary advising from city staff pertaining to a proposed land use or development plan for a property before submitting an application for review. The pre-application meeting is intended to allow applicants to obtain preliminary staff comments on their proposal before creating detailed construction documents and technical studies/analysis. Under this provision, City staff is expected to conduct a preliminary review of the proposal's compliance with the applicable City of Valdez code and permitting standards; this process is not intended to be a detailed analysis or constitute an approval.
- B. Applicability. A pre-application meeting is a voluntary process for any individual seeking guidance for proposed land use and development activity within the municipal limits. A formal pre-application meeting is not required for general inquiries to the City.
- C. Response. City staff will provide a written response to the applicant regarding materials reviewed during the preapplication meeting.

17.04.140 Appeals

- A. Purpose. This section establishes the process, allowances, and limitations for interested parties/individuals to appeal the decision-making authority's action(s) for a specific permit, application or any action of the Planning Director or other administrative official in enforcement of VMC Title 17.
- B. Applicability. The provisions of this section apply to any appeal pursuant to Table 17.04.030.a. An appeal may be sought only under the provisions of this section by a person affected or aggrieved by the action being appealed. These procedures apply to appeals to the Planning and Zoning Commission or City Council (together "City Appellate Authority").
- C. Filing Limit. The appeal must be filed within fifteen days of the date of the action or decision being appealed. The notice of appeal must be filed with the city clerk. The notice of appeal shall be in the form of a written statement containing detailed and specific allegations of error and describe how the appellant will be affected or aggrieved by the action or decision.
- D. Appeals Hearing. Upon a determination by the city clerk that a notice of appeal is properly filed, the City Clerk shall schedule an appeal hearing before the City Appellate Authority within 60 days of the appeal request. The appeals hearing may be scheduled during a

regular or special Planning and Zoning Commission or City Council meeting as deemed appropriate by the City Clerk.

- D. Notice of Hearing. A notice of the date, time, and place of the appeals hearing before the City Appellate Authority shall be served on the appellant and shall be titled "NOTICE OF HEARING," and shall set forth the nature of the appeal to be heard. At least 14 days prior to the hearing, the City Clerk shall cause the notice of hearing to be posted on the City's public notice web page and City Hall notice board, and notice shall be mailed to the appellant. The City Appellate Authority may prescribe rules of procedure for additional notification in cases where a decision of the board would have a substantial effect on surrounding properties.
- E. Stay of Proceedings. The filing of an appeal shall stay all proceedings in the matter until a determination is made by the City Appellate Authority, unless the court issues an enforcement order based on a certificate of imminent peril to life or property or in the case of an emergency as set forth in VMC Title 17.
- F. Staff Report. The Planning Director shall write a staff report that (i) summarizes the original application and its approval, (ii) provides findings for each of the appellate claims, and (iii) provides a recommendation to approve, approve with conditions, or deny the appeal claim. All data pertaining to the case shall accompany the staff report. The report shall be provided to the City Clerk.
- G. Procedure for Hearing. An appeal before the City Appellate Authority shall be conducted in accordance with the following procedures:
1. Failure of Appellant to Appear. If an appellant fails to appear in person, the City Appellate Authority may proceed with the hearing.
 2. Oath to Be Administered. Anyone testifying before the City Appellate Authority shall be administered an oath prior to giving testimony.
 3. Record. The city clerk shall be ex officio clerk of the City Appellate Authority and shall keep verbatim stenographic records or electronic recordings of the board's proceedings, showing the vote of each member on every question and all of the evidence presented.
 4. Burden of Proof. The burden of proof rests with the appellant. The city shall make available to the appellant all reasonably pertinent documents requested for presentation of the appeal.
 5. Rules of Evidence. The hearing of an appeal shall be conducted informally. The City Appellate Authority shall not be restricted by the formal rules of evidence; however, the chair may exclude evidence irrelevant to the issues appealed. Hearsay evidence may be considered, provided there are adequate guarantees of its trustworthiness and that it is more probative on the point for which it is offered than any other evidence which the proponent can procure by reasonable efforts.
 6. General Procedure. Each side shall have a total of no more than thirty minutes to present their case. Each side shall be responsible for dividing their thirty minutes between oral presentation, argument, testimony (including witness testimony), and rebuttal. The board may expand or limit the length of the hearing depending on its complexity, or take other action to expedite the proceedings.
 7. Order of Presentation. The appellant shall present argument first. Following the appellant, the Planning Director, or designee, shall present the city's argument. The

appellant may, at the discretion of the chair, make rebuttal presentations directed solely to the issues raised by the Planning Director, or designee. The members of the City Appellate Authority may ask questions through the chair of either the appellant or the Planning Director at any time during the hearing.

8. Witnesses and Exhibits. The appellant and the Planning Director, or designee, may offer oral testimony of witnesses and documentary evidence during the hearing. All testimony before the City Appellate Authority shall be under oath.

9. Decision of City Appellate Authority.

- a. At the conclusion of the appeal hearing, the City Appellate Authority, shall, based on the information received at the hearing, affirm or reverse the appealed action or decision in whole or in part.
- b. It shall require a majority of the full membership of the City Appellate Authority, minus those members who disqualify themselves with conflicts of interest.
- c. Every decision of the City Appellate Authority to affirm or reverse an action or decision shall be in writing setting forth the findings and conclusions adopted. Such findings must be reasonably specific so as to provide the community and, where appropriate, reviewing authorities, with a clear and precise understanding of the reasons for the City Appellate Authorities decision.
- d. Decisions of the City Appellate Authority may be appealed pursuant to Table 17.04.030.a Review Matrix.

H. Judicial Appeal.

1. Final decisions of the highest City Appellate Authority set forth in VMC Title 17 may be appealed to the superior court or a court of competent jurisdiction.
2. Filing Timeline Requirement. The appellant shall file an appeal within 30 days to the superior court by filing with the court, and provide a copy to the Valdez City Clerk.
3. Appeal Procedures. The appeal claim shall be subject to the rules, allowances, limitations, and procedures established by the superior court.
4. Stay of Proceedings. The filing of an appeal to superior court does not stay any proceedings in the matter, nor the effect of the decision of the City's decision-making authority or City Appellate Authority.

17.04.160 VMC Title 17 Violations

- A. Purpose. This chapter establishes code violation rules and enforcement procedures to ensure compliance with VMC Title 17 and remedy violations.
- B. Applicability. The provisions of this section apply to the following violations and unlawful acts, whereas nuisance violations within the municipal limits are addressed in VMC Title 8.
 1. Use of Land. Any land use activities that are not allowed pursuant to the property's zoning code designation and/or require specific City approvals which have not been granted.
 2. Development Activities. Any development activities that are not allowed or require specific City approvals/permits which have not been granted pursuant to VMC Title 17.
 3. Permit Violations. Any land use, development activities, subdivision activities, and/or land modifications that are a direct violation to a permit issued pursuant to VMC Title 17.

4. Violation not condoned by permit issuance or plan approval. The issuance or granting of a building permit or approval of plans or specifications under the authority of the Valdez Building Code) herein shall not be deemed or construed to be a permit for or an approval of any violation of the provisions of VMC Title 17 or any amendment thereto. No permit presuming to give authority to violate or cancel any of the provisions of VMC Title 17 shall be valid except insofar as the work or use which is authorized is lawful and permitted.
 5. Activity inconsistent with VMC Title 17. Any erection, construction, reconstruction, remodeling, alteration, maintenance, expansion, movement, or use of any building, structure, or sign, or development or subdivision of any land, in contravention of any provision of VMC Title 17 or in any way inconsistent with the terms and conditions of any entitlement required to engage in such activity.
- C. Continuing violations. Each day that a violation occurs or remains uncorrected shall constitute a separate and distinct violation of VMC Title 17, provided however the director has the authority to enter into a civil compromise as to the amount of the fine.
- D. VMC Title 17 Violation Enforcement Process.
1. Primary Responsibility. The Planning Director, or designee, shall have primary responsibility for enforcement of VMC Title 17.
 2. Inspections.
 - a. The Planning Director, or designee, may at any reasonable time, upon presentation of proper identification, enter upon and inspect any land, structure, or premises where he or she has reasonable cause to believe there exists a violation of VMC Title 17, or enter upon such a building or premises to perform a duty of the director under VMC Title 17.
 - b. At any reasonable time, the Planning Director may enter upon and inspect any land or structure where any entitlement has been applied for or issued. The purpose of such inspection shall be to verify conformity with the application or entitlement.
 - c. Where the Constitution of the United States or of the state so requires, the Planning Director shall obtain an administrative search warrant authorizing an inspection and exhibit the warrant to the person in charge of the premises before conducting the inspection. The director or representative shall apply to the trial courts of the state to obtain a warrant, stating in the application the name and address of the premises to be inspected, the authority to conduct the inspection, the nature and extent of the inspection, and the facts and circumstances justifying the inspection. Warrants issued under this section shall be returned within ten days.
 3. Enforcement Orders.
 - a. In the case of a violation of VMC Title 17, the Planning Director, or designee, may issue an enforcement order pursuant to this section mandating:
 - i. Discontinuation of a use of land or a structure that is in violation of VMC Title 17;
 - ii. Abatement or removal of a structure or part of a structure that is a violation of VMC Title 17;

- iii. Discontinuation of construction or other activity preparatory to a structure or use of land or a structure that is a violation of VMC Title 17;
 - iv. Suspension or revocation of an entitlement issued under VMC Title 17.
 - v. Restoration of any structure, vegetation, land, water body, or other thing upon the land that is destroyed, damaged, altered, or removed in violation of VMC Title 17; and
 - vi. Any other action necessary to prevent, abate, or discontinue a violation of VMC Title 17.
- b. No penalty or fine shall be assessed pursuant to VMC Title 17 unless and until the violator has been notified of the enforcement order in accordance with this section.
- c. The enforcement order shall be in writing and shall describe the violation, shall identify the provision or provisions of VMC Title 17 that are being violated, shall specify what actions must be taken to correct the violation, shall direct the person to correct the violation within a specified reasonable time period, and shall state that penalties, civil claims, or criminal violations may be assessed or brought against the violator if he or she fails to take appropriate action to cure or correct the violation. If no other violator can be ascertained, then the notice of violation shall be sent to the record owner of the land on which the violation occurs.
- d. An enforcement order may be directed to one or more violators. An enforcement order that is served on a violator personally or by certified mail is final with respect to that violator if not timely appealed.
- e. Upon receipt of a written request for an extension of time to cure or correct the violation, the Planning Director may grant extensions in their sole discretion.
- f. Compliance Agreement. The Planning Director, or designee, may enter into a voluntary compliance agreement with the property owner or violator that is subject of the code violation. The voluntary compliance agreement is a written, signed commitment by the property owner to correct/address the code violations. The voluntary compliance agreement shall include the following:
- i. The name and address of the property owner or violator;
 - ii. The address or other identification of the location of the violation;
 - iii. A description of the violation and a reference to the applicable code provisions;
 - iv. A description of required corrective action and the date and time within by which compliance must be completed;
 - v. An acknowledgment that if the city determines that the terms of the voluntary compliance agreement are not met, the City may impose any remedy authorized by this chapter or other applicable code section(s);
 - vi. A list of fine and penalties that the property owner shall pay as allowed under this section and/or Section 8.20.
 - vii. An acknowledgment that by entering into the voluntary compliance agreement, the property owner admits that the conditions described in the voluntary compliance agreement existed and constituted a code violation.

- g. Corrective action taken. If the violation is cured or corrected within the time period specified in the enforcement order or compliance agreement, or within any extension of time granted, then the municipality shall take no further action against the violator.
 - h. Options upon noncompliance. Whenever a written enforcement order has become final or the term for compliance under a compliance agreement has run and the violation continues to exist, the Planning Director, or designee, may pursue any of the forms of relief under Section 17.04.160(C).
4. Private Enforcement Actions. Whenever a violation occurs, any aggrieved or affected person may file a written complaint in regard thereto. All such complaints shall be brought to the attention of the Planning Director who may cause such complaint to be properly recorded, investigated and reported upon. City staff who observe violations while on duty may also file complaints to be investigated. The Planning Director, or designee, has sole discretion regarding whether to pursue investigation and enforcement proceedings.
- a. Investigation. Upon receipt of a code violation complaint, the Planning Director, or designee, may investigate the claim and determine whether a violation has occurred. The Planning Director, or designee, shall prepare a memorandum documenting the complaint, an analysis of the land activities/development associated with the complaint, and a finding to whether the violation has occurred.
 - b. Remedy Request. In the event the complaint results in the identification of a violation, the Planning Director, or designee, may issue an enforcement order or pursue other remedies.

E. Remedies and Penalties.

- 1. Fines. The City may impose fines for code violations subject to the schedule set forth in this section.

Table 17.04.160.a Fine and Penalties Schedule		
Code Section	Violation Description	Fine / Penalty
VMC Title 17, Chapter 17.06	Unlawful use of land.	\$200.00 per violation/per day.
VMC Title 17, Chapter 17.04	Development and/or land use in violation of an associated permit.	\$200.00 per violation/per day.
17.04.160	Situations where the property owner fails to satisfy the provisions and terms of a Compliance Agreement.	\$200 per violation PLUS any other associated fine/penalty listed above/per violation per day.
VMC Title 17 – Generally	Failure to comply with the requirements of Title 17 aside from the violations specifically identified above.	\$200 per violation/day

- 2. Civil remedies and enforcement powers.
 - a. Deny/withhold entitlements. The Planning Director may deny or withhold all entitlements, including any authorization to use or develop any land, structure, or improvements, until a violation, associated civil penalty, and/or lien resulting from a

previous final order related to such property, use, or development is corrected. This provision shall apply whether or not the current owner or applicant for the permit or other approval is responsible for the violation.

b. Revoke entitlements. The Planning Director may revoke any entitlement or other form of authorization required under VMC Title 17. Written notice of revocation shall be served on the property owner and/or the person to whom the entitlement was issued or such notice may be posted in a prominent location at the place of violation.

c. Restoration. The Planning Director may require a violator to restore land or premises damaged as a result of a violation to its original condition.

d. Judicial Relief. The Planning Director may seek injunctive relief, damages, or other appropriate relief in superior court or other court of competent jurisdiction against any person who fails to comply with any provision of VMC Title 17 or any requirement or condition imposed pursuant to VMC Title 17.

e. Fines. A person who violates this title shall be subject to a civil fine as set forth in Table 17.04.060.a. When such a fine remains unpaid after 30 days of issuance, the fine may be recorded as a lien against the subject property or otherwise recovered by the City in any manner legally permissible.

f. Abatement. The Planning Director may abate a violation of VMC Title 17.

- i. Before action is taken to abate a violation, a final warning notice shall be posted on the property and served personally or by certified mail with return receipt required to the violator and the owner of record of the property.
- ii. Unless this notice is appealed, pursuant to section 17.04.140, the Planning Director may proceed to abate the violation.
- iii. The Planning Director, or designee, shall keep an accounting of the cost of abatement, including incidental expenses. The Planning Director will forward a bill for collection to the violator and record owner of the property specifying the nature of the costs and work performed. For purposes of this chapter incidental expenses shall include preparation of the notices, legal fees and costs, specifications and contracts, work inspection, and interest from the date of completion at the rate prescribed by law for delinquent real property taxes.
- iv. The responsibility for payment of the charges for abatement as set forth in this section shall rest solely with the owner of the property upon which the abatement occurred. Such charges become a lien upon the real property where the violation occurred. When charges for abatement remain unpaid after 30 days from billing, the Planning Director, or designee, may record a claim of lien at the district recorder's office. The lien shall be subordinate to all existing special assessment liens previously imposed upon the same property and shall be paramount to all other liens except for state or municipal property taxes. The lien shall continue until the charges and all interest due and payable thereon are paid.
- v. The lien created under this section may be enforced as provided in AS 34.35.005—34.35.045.

3. Remedies cumulative. The remedies provided for violations of VMC Title 17 shall be cumulative and in addition to any other remedy provided by law, and may be exercised in any order.

17.04.180 Public hearings and notification requirements.

- A. Purpose. The purpose of this section is to define the requirements of public hearings and notice as they relate to the review and approval procedures for VMC Title 17.
- B. Public Hearings. When conducting a public hearing, the Planning and Zoning Commission shall hear and consider relevant evidence and facts from any person at the public hearing or written communication (received prior to the hearing) from any person relative to the matter. The City Clerk shall document and record public testimony, the actions of the decision-making authority, and the application package.
- C. Notification. Notices required by VMC Title 17 shall include the date, time, and location of the hearing, as well as the description of the action requested and the property for which the action has been requested. The names of the property owners and the parties filing the application shall also be included. The following notices shall be given:
 1. Published Notices. The notice shall be published on the City of Valdez website in a designated section with reasonable navigation links thereto. At least 14 days before the public hearing, the city clerk shall provide notice to local media outlets to the extent deemed reasonable by the city clerk and post on the city website a notice of such election.
 2. Mail Notices. A notice shall also be sent by mail at least 14 days prior to the public hearing to each owner of property within a distance of three hundred feet of the exterior boundary of the lot or parcel of land described in the application for the requested action. Mail notices are not required for city-initiated legislative actions that involve multiple properties or the City as a whole (e.g., Comprehensive Plan amendments, city-wide rezones, Municipal Code text amendments).
 3. Site Postings. For any rezone, comprehensive plan amendment, or conditional use permit that involves a specific lot, the Planning Department staff shall post the property with a document holder containing public notice flyers on a public roadway that abuts the property at least 14 days before the scheduled hearing. The flyers shall list the date, time and location of the hearing and summarize the application request. The following exemptions shall apply to site posting standards.
 - a. City-initiated Applications. This is not required for city-initiated rezones or Comprehensive Plan amendments involving more than one lot.
 - b. Non-roadway Accessible Land. Site posting is not required where the lot subject of the application does not abut a public roadway (e.g., land only accessible by water or access easements).

17.04.190 Annexation

- A. Purpose. The annexation describes the process to bring land into the official Valdez municipal limits; where such land would be applicable to the City's rules, laws, and governing structure.
- B. Requirements and Procedure. Annexations shall be processed pursuant to the State of Alaska boundary changes review procedures and through the Local Boundary Commission

Chapter 17. 06

Zoning Districts

17.06.010 Zoning Established.

A. Purpose. The purpose of VMC Title 17 is to regulate the use of land and improvements by districts in accordance with the city comprehensive plan. These zoning regulations are designed to provide for orderly development; to lessen street congestion; to promote public safety; to protect the public health and general welfare; to provide a high quality of life; to prevent overcrowding; and to stimulate systematic development of transportation, public utilities, educational facilities, parks, and other public facilities.

B. Generally.

1. Conformance with title required. No building or land within the city shall have the existing use altered, used or occupied, and no building or part thereof shall be erected, moved or altered unless in conformity with the applicable provisions specified in VMC Title 17. Whenever private use is made of any public land or public structures, such use shall fully conform to the regulations set forth in VMC Title 17.
2. Interpretation and application of provisions. In their interpretation and application, the provisions of VMC Title 17 shall be minimum regulations and shall apply uniformly within each district, each class or kind of building, structure, land, or water area, except as hereinafter specifically provided.
3. Conflicts with other regulations. Whenever the requirements of VMC Title 17 are at variance with the requirements of any other lawfully adopted ordinance of the city, those imposing the higher standards shall apply.

17.06.020 Official maps.

A. Generally. The use districts are bounded and defined on official zoning maps of the city entitled "Zoning Maps of the City of Valdez, Alaska" and identified by the signature of the mayor and attested to by the city clerk. The Planning Department shall also maintain a digital version of the official zoning maps. These maps are by this reference made a part of VMC Title 17.

B. Changes.

1. No changes of any nature shall be made to the official zoning maps or matter shown thereon except in conformity with the procedures set forth in VMC Title 17. Any unauthorized change of any kind whatsoever by any person or persons shall be considered a violation of VMC Title 17 and punishable as provided in Section 17.06.170.
2. Regardless of the existence of proposed copies of the official zoning maps which may from time to time be made or published, the official zoning maps shall be located in the Planning Department office, where they can be kept current and shall be the final authority as to the current zoning status of lands and water areas.

C. Replacement. If the official zoning maps become damaged, destroyed, lost or difficult to interpret because of the nature or number of the changes and additions, the city council, after recommendation from the planning and zoning commission, may by ordinance adopt new official zoning maps which shall supersede the prior official zoning maps.

17.06.030 Interpretation of boundaries

When uncertainty exists as to the boundaries of districts as shown on the official zoning maps, the following rules shall apply:

- A. Zoning district boundaries are assumed to extend to the centerline of any public right-of-way adjacent to the parcel.
- B. Boundaries indicated as approximately following the centerline of streets and highways shall be construed as following such centerlines.
- C. Boundaries indicated as approximately following platted lot lines shall be construed as following the lot lines in effect at the time the zoning district was approved.
- D. Boundaries indicated as approximately following section or section subdivision lines shall be construed as following such section or section subdivision lines; boundaries indicated as approximately following city limits shall be construed as following city limits.
- E. Boundaries indicated as following shorelines shall be construed as following the mean water line of that shore. In the event of change, the boundary shall be construed as moving with the actual shoreline affected by that change. Boundaries indicated as approximately following the centerlines of streams, rivers, lakes or other bodies of water shall be construed to follow such centerlines.
- F. Tidelands, as defined in Section 14.04.020 , shall be construed as taking on the zoning district of the adjacent lot(s).
- G. Navigable Rivers shall be zoned as P Public Lands district. The stream channels and meandering beds of Mineral Creek, Valdez Glacier Stream, and Lowe River shall be assumed to be zoned as P Public Lands district.
- H. Where interpretation is needed as to the exact location of the boundaries of a district, as shown on the official zoning map, as for example, where there appears to be a conflict between a mapped district boundary and actual field conditions, the Planning Director shall make the necessary interpretation.
- I. Where any public street or alley is officially vacated or abandoned, the zoning district on the abutting property shall apply to the newly vacated or abandoned area.

17.06.040 Zoning Districts

- A. Purpose. Zoning districts are designed to assist in carrying out the intent and purpose of the Comprehensive Plan and to protect the public health, safety, and general welfare of the community.
- B. Allowed Uses by Zoning District. The following table (17.06.040.a) provides the allowed uses in each zoning district.

Table 17.06.040.a Allowed Uses by Zoning District															
Allowed/permitted (P), Allowed Accessory (A), Conditional (C), and Not Allowed (blank)															
	R R	R 1	R 2	NM U	C B	G	W I	LI	HI	A	P	U L	C O	N H	Specific Use Stand- ards (y = ap- plicable)
Residential															
Accessory Dwelling Units	A	A	A	A	-	-	A	A	A		C				Y
Assisted Living Homes	P	P	P	P	P	P									
Dwellings - Detached	P	P	P	P	-	-									
Dwellings - Attached - Duplex (2 units per building) and town-houses (2 units)	P	P	P	P	-	-									
Dwellings - Attached - Town-house (more than 2 units per building)		P	P	P	P	P									
Dwellings - Multi-unit (up to 4 units per building)		P	P	P	P	P									
Dwellings - Multi-unit (more than 4 units per building)		C	P	P	P	P									Y
Dwellings - Manufactured Home (built after	P	P	P	P											

Table 17.06.040.a Allowed Uses by Zoning District															
Allowed/permitted (P), Allowed Accessory (A), Conditional (C), and Not Allowed (blank)															
	R R	R 1	R 2	NM U	C B	G	W I	LI	HI	A	P	U L	C O	N H	Specific Use Stand- ards (y = ap- plicable)
June 15, 1976)															
Dwellings - Mobile Home (built prior to June 15, 1976)	P	P	P	P											
Home occupations	A	A	A	A	A	A									Y
Manufactured home parks			P												
Planned Unit Development	C	C	C	C	C	C									Y
Shelters (e.g., homeless, victims, emergency)	P	P	P	P	P	P					P				Y
Short term rentals	P	P	P	P	P	P									Y
Worker Housing	C		P			C	C	C	C		C				Y
Lodging															
Hotels, Motels, Inns, Rental Cabins	C		C	P	P	P		C			C				
Commer- cial															
Adult Entertainment Uses						C	C	C							Y
Building material					P	P	P	P	P						

Table 17.06.040.a Allowed Uses by Zoning District															
Allowed/permitted (P), Allowed Accessory (A), Conditional (C), and Not Allowed (blank)															
	R R	R 1	R 2	NM U	C B	G	W I	LI	HI	A	P	U L	C O	N H	Specific Use Stand- ards (y = ap- plicable)
supply es- tablish- ments															
Commer- cial and Retail Sales (all uses un- less other- wise listed in this ta- ble)			A	P	P	P	P	P	A	P	A				
Food pro- duction and pro- cessing, small scale				P	P	P	P	P							
Frozen food stor- age				P	P	P	P	P	P						
Fuel and Gas Sta- tions				C	C	P	P	P	P						Y
Marijuana retail stores				C	P	P	P	P	A	P					
Self-Stor- age				C			P	P	P						
Vehicle Parts and Tire sales				P	P	P	P	P							
Vehicle Sales (mo- tor vehi- cles)				C	C	P	P	P							
Eating and Drink- ing															

Table 17.06.040.a Allowed Uses by Zoning District															
Allowed/permitted (P), Allowed Accessory (A), Conditional (C), and Not Allowed (blank)															
	R R	R 1	R 2	NM U	C B	G	W I	LI	HI	A	P	U L	C O	N H	Specific Use Stand- ards (y = ap- plicable)
Drinking establishments			A	C	P	P	P	P	P						
Eating establishments			A	P	P	P	P	P	A						Y
Office and Services															
Animal hospitals, veterinary practices	C			P	P	P	P	P	P						
Animal boarding, kennels and shelters	C			C	C	C	P	P	P		C				Y
Boat charter services	C			P	P	P	P	P	P						
Government Offices and Services	C			P	P	P	P	P	P		P				
Laundries, laundromats	C		A	P	P	P	A	A	A						
Mortuaries/funeral homes				C	P	P	C	C	C		C				
Offices (Business, Professional, Medical) - all similar uses unless otherwise listed				P	P	P	-	-		P					

Table 17.06.040.a Allowed Uses by Zoning District															
Allowed/permitted (P), Allowed Accessory (A), Conditional (C), and Not Allowed (blank)															
	R R	R 1	R 2	NM U	C B	G	W I	LI	HI	A	P	U L	C O	N H	Specific Use Stand- ards (y = ap- plicable)
in this table															
Public Services (non-office oriented)			A	P	P	P	P	P	P		C				
Personal-Services (all similar uses unless otherwise listed in this table)				P	P	P	-	-							
Vehicle Service (automobiles, boats, and marine equipment)				C	C	P	P	P	P						Y
Vehicle Rental				P	P	P	P	P	P	P					
Public and Quasi-Public															
Assembly halls, Community buildings, Religious institution	P	P	P	P	P	P	C	C	-		C				
Cemeteries	A	A	A								P				
Child Care Facilities	P	P	P	P	P	P	C	C			C				Y

Table 17.06.040.a Allowed Uses by Zoning District															
Allowed/permitted (P), Allowed Accessory (A), Conditional (C), and Not Allowed (blank)															
	R R	R 1	R 2	NM U	C B	G	W I	LI	HI	A	P	U L	C O	N H	Specific Use Stand- ards (y = ap- plicable)
Correc- tional facili- ties					C			C	C		C				
Dams, wa- ter reser- voirs and water tow- ers	C	C	C	C	C	C	P	P	P		P	P	C	P	
Educa- tional Insti- tution or school	P	P	P								P				
Educa- tional Insti- tution - Vo- cational	P		C	P	P	P		C			P				
Hospital					P	P					C				
Library, Museum, Cultural In- stitution, and Art Gallery	C	C	C	P	P	P	C	C			C		-		
Small wind or solar energy systems	A	A	A	A	A	A	A	A	A		A				
Utilities (service lines and small transform- ers)	P	P	P	P	P	P	P	P	P		P	P	P	P	
Utilities Class I (subst- ations, in- door pro- cessing)	C	C	C	C	C	C	C	C	C		C	-	-	-	

Table 17.06.040.a Allowed Uses by Zoning District															
Allowed/permitted (P), Allowed Accessory (A), Conditional (C), and Not Allowed (blank)															
	R R	R 1	R 2	NM U	C B	G	W I	LI	HI	A	P	U L	C O	N H	Specific Use Stand- ards (y = ap- plicable)
Utilities Class II (power generation, outdoor processing)	C			C	C	P	P	P	P		C	-	-	-	
Waste Disposal Facility							C	C	P		C				
Wireless Communication Tower (commercial)	C	C	C	C	C	C	C	C	C		C	C	C	C	Y
Recreation															
Indoor recreation, private/commercial				C	P	P	C								
Indoor recreation, public		C	C	C	P	P					P				
Outdoor recreation, private/commercial				P	P	P					P			P	Y
Outdoor recreation, public	P	P	P	C	C	C	P	P	C		P	P	P	P	
Recreation equipment rental				C	P	P	C				P			C	
Recreational vehicle park or	C	C	C	C	C	C	C	C			C		C	C	Y

Table 17.06.040.a Allowed Uses by Zoning District															
Allowed/permitted (P), Allowed Accessory (A), Conditional (C), and Not Allowed (blank)															
	R R	R 1	R 2	NM U	C B	G	W I	LI	HI	A	P	U L	C O	N H	Specific Use Stand- ards (y = ap- plicable)
campground															
Shooting range								C	C		C				
Industrial, Production and Storage															
All industries dependent on marine transportation							P	P	P						
Asphalt and concrete plant								C	P						
Barge freight terminal							P	P	P						
Boat and RV sales and storage				C		C	P	P	P						
Construction yard				C	-	C	P	P	P						
Docks and harbor facilities						P	P								
Explosive ammunition, gunpowder manufacture and storage									C						
Ferry terminals and cruise ship landing						C	P								

Table 17.06.040.a Allowed Uses by Zoning District															
Allowed/permitted (P), Allowed Accessory (A), Conditional (C), and Not Allowed (blank)															
	R R	R 1	R 2	NM U	C B	G	W I	LI	HI	A	P	U L	C O	N H	Specific Use Stand- ards (y = ap- plicable)
Food production and processing, large scale				-		C	P	P	P						Y
Freight staging and handling areas							P	P	P						
Fuel storage, small scale	A	A	A	A	A	A	A	A	A	A					
Fuel storage, medium scale				A	A	A	P	P	P						
Fuel storage, large scale							P	P	P						
Fuel piers						C	P	P	P						
Hazardous substance production and storage							C	C	C		C				
Ice manufacture, storage and sales						P	P	P	P						
Junkyards, auto wrecking and scrap yards conducted within an enclosure							C	C	C						
Manufacturing and processing							P	P	P						

Table 17.06.040.a Allowed Uses by Zoning District															
Allowed/permitted (P), Allowed Accessory (A), Conditional (C), and Not Allowed (blank)															
	R R	R 1	R 2	NM U	C B	G	W I	LI	HI	A	P	U L	C O	N H	Specific Use Stand- ards (y = ap- plicable)
Manufacturing and processing - Artisan				-	C	P	P	P	P						
Manufacturing and processing - Light				-	-	P	P	P	P						
Marijuana cultivation							P	P	P						
Marijuana manufacturing				C	C	C	P	P							
Marine equipment and repair facilities						P	P	P	P						
Material resource extraction							C	C	C		C				Y
Seafood processing				C		C	P	P	P						
Mining operation	-										C				Y
Mining support services	-								P		C				
Oil refineries and petrochemical plants, gas liquefaction and fractionation plants							C		C						
Petroleum products, docks and							P		P						

Table 17.06.040.a Allowed Uses by Zoning District															
Allowed/permitted (P), Allowed Accessory (A), Conditional (C), and Not Allowed (blank)															
	R R	R 1	R 2	NM U	C B	G	W I	LI	HI	A	P	U L	C O	N H	Specific Use Stand- ards (y = ap- plicable)
related fa- cilities															
Sawmills							P	P	P						
Solid waste dis- posal									P		C				
Solid waste pro- cessing fa- cility								C	P		C				
Timber harvesting											C				
Ware- house				-	C	P	P	P	P		C				
Aviation															
Aircraft mainte- nance and repair op- erations						-				P					Y
Aircraft parking in conjunc- tion with permitted or condi- tional uses						-			-	P					Y
Aircraft rental agencies, lots and hangars						-				P					Y
Aircraft sales						-			-	P					Y
Airport									-	P					Y
Aviation electronics and radio sales and repair										P					Y

Table 17.06.040.a Allowed Uses by Zoning District															
Allowed/permitted (P), Allowed Accessory (A), Conditional (C), and Not Allowed (blank)															
	R R	R 1	R 2	NM U	C B	G	W I	LI	HI	A	P	U L	C O	N H	Specific Use Stand- ards (y = ap- plicable)
Aviation in- struction facility										P					Y
Aviation products and petro- leum sales										P					Y
Helipad				C		C	C	C	C	P	C			C	Y
Agricul- ture															
Agricultural activity	P	C	C			P	P	P	P		P				
Aquacul- ture opera- tions						-	P	P	P		C				
Nursery	C		C	P		P	P	P	P		P				
Raising of livestock	P	C	C	C		-		C	C		P		-		Y
Acces- sory Uses															
Personal Communi- cation An- tennae (PCA)	A	A	A	A	A	A	A	A	A		A	A	A	A	

C. Districts Established.

1. Public lands district (P). The P (public lands) district is intended to contain major open space areas, watershed management areas and major public and quasi-public, recreational, educational and institutional uses. Private, commercial recreational uses that are open to the public are also intended for this district, including private lands and uses that are essentially public in character and of specific value to the entire community.
 - a. Permitted primary uses and structures. The use is permitted by-right in the district and is subject only to the general standards throughout this ordinance (and any Specific Use Standards indicated). Permitted Uses requiring Specific Use Standards are permitted by right provided that the specific use standards set forth for that use are met. The Planning Director or designee shall review

proposed permitted uses against applicable Specific Use Standards in accordance with Section 17.04.090 Zoning Clearance.

- i. Shelters (e.g., homeless, victims, emergency)
 - ii. Government offices and services
 - iii. Cemeteries
 - iv. Dams and Water reservoirs
 - v. Educational institution
 - vi. Educational institution, vocational
 - vii. Utilities (service lines and small transformers)
 - viii. Recreation equipment rental
 - ix. Indoor recreation, public
 - x. Outdoor recreation, private/commercial
 - xi. Outdoor recreation, public
 - xii. Nurseries
 - xiii. Agricultural activities
- b. Permitted accessory uses and structures. The use is permitted by-right as an accessory to an established primary permitted use on that lot.
- i. Commercial and Retail Sales (all uses unless otherwise listed in this table)
 - ii. Small wind or solar energy systems
 - iii. Accessory Buildings
 - iv. Personal Communication Antennae (PCA)
- c. Conditional uses. The use is permitted only when a Conditional Use Permit has been issued in accordance with Section 17.04.060 Conditional Use Permits.
- i. Accessory Dwelling Units
 - ii. Worker Housing
 - iii. Hotels, Motels, Inns, and lodges, and Rental Cabins
 - iv. Animal boarding, kennels and shelters
 - v. Public services (non-office oriented)
 - vi. Mortuaries/funeral homes
 - vii. Assembly halls, Community buildings, Religious institutions
 - viii. Child Care Facilities
 - ix. Correctional facilities
 - x. Hospitals
 - xi. Libraries, Museums, Cultural Institutions, and Art Galleries
 - xii. Utilities Class I (substations, indoor processing)
 - xiii. Utilities Class II (power generation, outdoor processing)
 - xiv. Wireless Communication Towers (commercial)
 - xv. Recreational vehicle parks or campgrounds
 - xvi. Shooting ranges
 - xvii. Warehouses
 - xviii. Hazardous substance production and storage
 - xix. Mining operations
 - xx. Mining support services
 - xxi. Solid waste disposal
 - xxii. Solid waste processing facilities
 - xxiii. Timber harvesting

- xxiv. Helipads
 - xxv. Aquaculture operations
2. Rural Residential district (RR). The RR district is intended to include lands where public utilities may not be available, but topography and soil conditions allow development at low population densities that can rely on on-lot water and sewer without creating a public health hazard. The RR district is intended to be rural in character with low-density living options.
- a. Permitted primary uses and structures. The use is permitted by-right in the district and is subject only to the general standards throughout this ordinance (and any Specific Use Standards indicated). Permitted Uses requiring Specific Use Standards are permitted by right provided that the specific use standards set forth for that use are met. The Planning Director or designee shall review proposed permitted uses against applicable Specific Use Standards in accordance with Section 17.04.090 Zoning Clearance.
 - i. Assisted Living Homes
 - ii. Dwellings – Detached
 - iii. Dwellings - Attached - Duplex (2 units per building) and townhouse (2 unit)
 - iv. Dwellings - Manufactured Home (built after June 15, 1976)
 - v. Dwellings - Mobile Home (built prior to June 15, 1976)
 - vi. Shelters (e.g., homeless, victims, emergency)
 - vii. Short term rentals
 - viii. Assembly halls, Community buildings, Religious institutions
 - ix. Child Care Facilities
 - x. Educational institutions
 - xi. Educational institutions, vocational
 - xii. Utilities (service lines and small transformers)
 - xiii. Outdoor recreation, public
 - xiv. Agricultural activities
 - xv. Raising of livestock
 - b. Permitted accessory uses and structures. The use is permitted by-right as an accessory to an established primary permitted use on that lot.
 - i. Home Occupations
 - ii. Accessory Dwelling Units (ADUs)
 - iii. Cemeteries
 - iv. Small wind or solar energy systems
 - v. Fuel storage, small scale
 - vi. Accessory Buildings (Non-residential)
 - vii. Personal Communication Antennae (PCA)
 - c. Conditional uses. The use is permitted only when a Conditional Use Permit has been issued in accordance with Section 17.04.060 Conditional Use Permits.
 - i. Planned Unit Developments
 - ii. Worker Housing
 - iii. Hotels, Motels, Inns, and lodges, and Rental Cabins
 - iv. Animal hospitals, veterinary practices
 - v. Animal boarding, kennels and shelters
 - vi. Boat charter services

- vii. Government Offices and Services
 - viii. Laundries, laundromats
 - ix. Dams and water reservoirs
 - x. Libraries, Museums, Cultural Institutions, and Art Galleries
 - xi. Utilities Class I (substations, indoor processing)
 - xii. Utilities Class II (power generation, outdoor processing)
 - xiii. Wireless Communication Towers (commercial)
 - xiv. Recreational vehicle parks or campgrounds
 - xv. Nurseries
3. Moderate density residential district (R1). The R1 district is intended primarily for detached dwellings and duplexes at moderate densities in areas with public utilities. Structures and uses required to serve recreational and other noncommercial needs of residential areas are allowed as permitted or conditional uses. These uses must be designed to be compatible with the residential uses in the R1 district.
- a. Permitted primary uses and structures. The use is permitted by-right in the district and is subject only to the general standards throughout this ordinance (and any Specific Use Standards indicated). Permitted Uses requiring Specific Use Standards are permitted by right provided that the specific use standards set forth for that use are met. The Planning Director or designee shall review proposed permitted uses against applicable Specific Use Standards in accordance with Section 17.04.090 Zoning Clearance.
 - i. Assisted Living Homes
 - ii. Dwellings – Detached
 - iii. Dwellings - Attached - Duplex (2 units per building) and townhouse (2 units)
 - iv. Dwellings - Attached - Townhouse (more than 2 units per building)
 - v. Dwellings - Multi-unit (up to 4 units per building)
 - vi. Dwellings - Manufactured Home (built after June 15, 1976)
 - vii. Dwellings - Mobile Home (built prior to June 15, 1976)
 - viii. Shelters (e.g., homeless, victims, emergency)
 - ix. Short term rentals
 - x. Assembly halls, Community buildings, Religious institutions
 - xi. Child Care Facilities
 - xii. Educational institutions
 - xiii. Utilities (service lines and small transformers)
 - xiv. Outdoor recreation, public
 - b. Permitted accessory uses and structures. The use is permitted by-right as an accessory to an established primary permitted use on that lot.
 - i. Home Occupations
 - ii. Accessory Dwelling Units (ADUs)
 - iii. Cemeteries
 - iv. Small wind or solar energy systems
 - v. Fuel storage, small scale
 - vi. Accessory Buildings
 - vii. Personal Communication Antennae (PCA)
 - c. Conditional uses. The use is permitted only when a Conditional Use Permit has been issued in accordance with Section 17.04.060 Conditional Use Permits.

- i. Dwellings - Multi-unit (more than 4 units per building)
 - ii. Planned Unit Developments
 - iii. Dams and water reservoirs
 - iv. Libraries, Museums, Cultural Institutions, and Art Galleries
 - v. Utilities Class I (substations, indoor processing)
 - vi. Wireless Communication Tower (commercial)
 - vii. Recreational vehicle parks or campgrounds
 - viii. Indoor recreation, public
 - ix. Agricultural activities
 - x. Raising of livestock
4. High density residential district (R2). The R2 district is intended for a wide variety of housing types including multi-unit dwellings. Structures and uses required to serve recreational and other noncommercial needs of residential areas are allowed as permitted or conditional uses. These uses must be designed to be compatible with the residential uses in the R2 district.
- a. Permitted primary uses and structures. The use is permitted by-right in the district and is subject only to the general standards throughout this ordinance (and any Specific Use Standards indicated). Permitted Uses requiring Specific Use Standards are permitted by right provided that the specific use standards set forth for that use are met. The Planning Director or designee shall review proposed permitted uses against applicable Specific Use Standards in accordance with Section 17.04.090 Zoning Clearance.
 - i. Assisted Living Homes
 - ii. Dwellings - Detached
 - iii. Dwellings - Attached - Duplex (up to 2 units per building)
 - iv. Dwellings - Attached - Townhouse (more than 2 units per building)
 - v. Dwellings - Multi-unit (up to 4 units per building)
 - vi. Dwellings - Multi-unit (more than 4 units per building)
 - vii. Dwellings - Manufactured Home (built after June 15, 1976)
 - viii. Dwellings - Mobile Home (built prior to June 15, 1976)
 - ix. Manufactured home parks
 - x. Shelters (e.g., homeless, victims, emergency)
 - xi. Short term rentals
 - xii. Worker Housing
 - xiii. Assembly halls, Community buildings, Religious institutions
 - xiv. Child Care Facilities
 - xv. Educational institutions
 - xvi. Utilities (service lines and small transformers)
 - xvii. Outdoor recreation, public
 - b. Permitted accessory uses and structures. The use is permitted by-right as an accessory to an established primary permitted use on that lot.
 - i. Home occupations
 - ii. Accessory Dwelling Units (ADUs)
 - iii. Commercial and Retail Sales (all uses unless otherwise listed)
 - iv. Eating establishments
 - v. Drinking establishments
 - vi. Public Services (non-office oriented)
 - vii. Laundries, laundromats

- viii. Cemeteries
 - ix. Small wind or solar energy systems
 - x. Fuel storage, small scale
 - xi. Accessory Buildings
 - xii. Personal Communication Antennae (PCA)
- c. Conditional uses. The use is permitted only when a Conditional Use Permit has been issued in accordance with Section 17.04.060 Conditional Use Permits.
- i. Planned Unit Developments
 - ii. Hotels, Motels, Inns, and lodges, and Rental Cabins
 - iii. Dams and water reservoirs
 - iv. Educational Institution - Vocational schools
 - v. Libraries, Museums, Cultural Institutions, and Art Galleries
 - vi. Utilities Class I (substations, indoor processing)
 - vii. Wireless Communication Tower (commercial)
 - viii. Recreational vehicle parks or campgrounds
 - ix. Nurseries
 - x. Agricultural activities
 - xi. Raising of livestock
 - xii. Indoor recreation, public
5. Neighborhood Mixed Use district (NMU). The NMU district is intended primarily for areas with utilities that include residential and supporting commercial and institutional uses that serve the convenience shopping needs for local residents. Business establishments should be developed in a small and compact format to serve adjacent neighborhoods. Both vertical and horizontal mixed-use configurations are encouraged. Some non-residential uses are allowed as conditional uses so that their compatibility with surrounding neighborhoods can be evaluated on a case-by-case basis. All uses shall be compatible in terms of scale and design.
- a. Permitted primary uses and structures. The use is permitted by-right in the district and is subject only to the general standards throughout this ordinance (and any Specific Use Standards indicated). Permitted Uses requiring Specific Use Standards are permitted by right provided that the specific use standards set forth for that use are met. The Planning Director or designee shall review proposed permitted uses against applicable Specific Use Standards in accordance with Section 17.04.090 Zoning Clearance.
- i. Assisted Living Homes
 - ii. Dwellings - Detached
 - iii. Dwellings - Attached - Duplex (up to 2 units per building) and townhouse (2 units)
 - iv. Dwellings - Attached - Townhouse (more than 2 units per building)
 - v. Dwellings - Multi-unit (up to 4 units per building)
 - vi. Dwellings - Multi-unit (more than 4 units per building)
 - vii. Dwellings - Manufactured Home (built after June 15, 1976)
 - viii. Dwellings - Mobile Home (built prior to June 15, 1976)
 - ix. Shelters (e.g., homeless, victims, emergency)
 - x. Short term rentals
 - xi. Hotels, Motels, Inns, and lodges, and Rental Cabins
 - xii. Commercial and Retail Sales (all uses unless otherwise listed)

- xiii. Frozen food storage
 - xiv. Food production and processing, small scale
 - xv. Vehicle Parts and Tire sales
 - xvi. Eating establishments
 - xvii. Personal Services - all similar uses unless otherwise listed
 - xviii. Offices (Business, Professional, Medical) - all similar uses unless otherwise listed
 - xix. Animal hospitals, veterinary practices
 - xx. Boat charter services
 - xxi. Government Offices and Services
 - xxii. Public Services (non-office oriented)
 - xxiii. Laundries, laundromats
 - xxiv. Vehicle Rentals
 - xxv. Assembly halls, Community buildings, Religious institutions
 - xxvi. Child Care Facilities
 - xxvii. Libraries, Museums, Cultural Institutions, and Art Galleries
 - xxviii. Utilities (service lines and small transformers)
 - xxix. Outdoor recreation, private/commercial
 - xxx. Outdoor recreation, public
 - xxxi. Nurseries
 - xxxii. Educational institutions, vocational
- b. Permitted accessory uses and structures. The use is permitted by-right as an accessory to an established primary permitted use on that lot.
- i. Home occupations
 - ii. Accessory Dwelling Units (ADUs)
 - iii. Small wind or solar energy systems
 - iv. Fuel storage, small scale
 - v. Fuel storage, medium scale
 - vi. Accessory Buildings
 - vii. Personal Communication Antennae (PCA)
 - viii. Construction yards
- c. Conditional uses. The use is permitted only when a Conditional Use Permit has been issued in accordance with Section 17.04.060 Conditional Use Permits.
- i. Planned Unit Developments
 - ii. Fuel and Gas Stations
 - iii. Marijuana retail stores
 - iv. Vehicle Sales (motor vehicles)
 - v. Drinking establishments
 - vi. Animal boarding, kennels and shelters
 - vii. Mortuaries/funeral homes
 - viii. Vehicle Services (automobiles and boats)
 - ix. Dams and water reservoirs
 - x. Utilities Class I (substations, indoor processing)
 - xi. Utilities Class II (power generation, outdoor processing)
 - xii. Wireless Communication Towers (commercial)
 - xiii. Recreation equipment rental

- xiv. Indoor recreation, private/commercial
 - xv. Indoor recreation, public
 - xvi. Outdoor recreation, public
 - xvii. Meat processing
 - xviii. Raising of livestock
 - xix. Recreational vehicle park/campground
 - xx. Helipads
 - xxi. Marijuana manufacturing
 - xxii. Boat and RV sales, storage
 - xxiii. Self-storage
6. Central business district (CB). The CB district blends commercial, moderate- to high-density residential, cultural, institutional and entertainment uses with walkability and connections to other live/work/play destinations. Uses in the CB are designed to satisfy the needs of residents of the entire community in one central location. The unique character of the CB is enhanced by buildings and entrances oriented to the street, off-street parking located at the side or rear of buildings, and small gathering spaces throughout the district.
- a. Permitted primary uses and structures. The use is permitted by-right in the district and is subject only to the general standards throughout this ordinance (and any Specific Use Standards indicated). Permitted Uses requiring Specific Use Standards are permitted by right provided that the specific use standards set forth for that use are met. The Planning Director or designee shall review proposed permitted uses against applicable Specific Use Standards in accordance with Section 17.04.090 Zoning Clearance.
 - i. Assisted Living Homes
 - ii. Dwellings - Multi-unit (up to 4 units per building)
 - iii. Dwellings - Multi-unit (more than 4 units per building)
 - iv. Dwellings - Attached - Townhouse (more than 2 units per building)
 - v. Shelters (e.g., homeless, victims, emergency)
 - vi. Short term rentals
 - vii. Hotels, Motels, Inns, Lodges, and Rental Cabins
 - viii. Building material supply establishments
 - ix. Commercial and Retail Sales (all uses unless otherwise listed in this table)
 - x. Frozen food storage
 - xi. Food production and processing, small scale
 - xii. Marijuana retail stores
 - xiii. Vehicle Parts and Tire sales
 - xiv. Eating establishments
 - xv. Drinking establishments
 - xvi. Personal Services - all similar uses unless otherwise listed
 - xvii. Offices (Business, Professional, Medical) - all similar uses unless otherwise listed
 - xviii. Animal hospitals, veterinary practices
 - xix. Boat charter services
 - xx. Government Offices and Services
 - xxi. Public Services (non-office oriented)

- xxii. Laundries, laundromats
 - xxiii. Mortuaries/funeral homes
 - xxiv. Vehicle Rentals
 - xxv. Assembly halls, Community buildings, Religious institutions
 - xxvi. Child Care Facilities
 - xxvii. Hospitals
 - xxviii. Libraries, Museums, Cultural Institutions, and Art Galleries
 - xxix. Utilities (service lines and small transformers)
 - xxx. Recreation equipment rentals
 - xxxi. Indoor recreation, private/commercial
 - xxxii. Indoor recreation, public
 - xxxiii. Outdoor recreation, private/commercial
- b. Permitted accessory uses and structures. The use is permitted by-right as an accessory to an established primary permitted use on that lot.
- i. Home occupations
 - ii. Small wind or solar energy systems
 - iii. Fuel storage, small scale
 - iv. Fuel storage, medium scale
 - v. Accessory Buildings (Non-residential)
 - vi. Personal Communication Antennae (PCA)
- c. Conditional uses. The use is permitted only when a Conditional Use Permit has been issued in accordance with Section 17.04.060 Conditional Use Permits.
- i. Dwellings- Attached- Townhouse (more than 2 units per building)
 - ii. Planned Unit Developments
 - iii. Fuel and Gas Stations
 - iv. Vehicle Sales (motor vehicles)
 - v. Animal boarding, kennels and shelters
 - vi. Vehicle Services (automobiles and boats)
 - vii. Correctional facilities
 - viii. Dams and water reservoirs
 - ix. Utilities Class I (substations, indoor processing)
 - x. Utilities Class II (power generation, outdoor processing)
 - xi. Wireless Communication Tower (commercial)
 - xii. Recreational vehicle parks or campgrounds
 - xiii. Outdoor recreation, public
 - xiv. Manufacturing and processing, artisan
 - xv. Warehouses
 - xvi. Marijuana manufacturing
7. General commercial district (G). The G district includes those areas which are heavily exposed to automobile traffic and where public utilities are available. The district is intended specifically for those areas surrounding major intersections where personal services, convenience goods and auto-related service facilities are desirable and appropriate land uses. The extension of the G district commercial uses along arterials in a “strip” fashion is discouraged.
- a. Permitted primary uses and structures. The use is permitted by-right in the district and is subject only to the general standards throughout this ordinance (and any Specific Use Standards indicated). Permitted Uses requiring Specific

Use Standards are permitted by right provided that the specific use standards set forth for that use are met. The Planning Director or designee shall review proposed permitted uses against applicable Specific Use Standards in accordance with Section 17.04.090 Zoning Clearance.

- i. Assisted Living Homes
- ii. Dwellings - Multi-unit (up to 4 units per building)
- iii. Dwellings - Multi-unit (more than 4 units per building)
- iv. Dwellings - Attached - Townhouse (more than 2 units per building)
- v. Shelters (e.g., homeless, victims, emergency)
- vi. Short term rentals
- vii. Hotels, Motels, Inns, Lodges, and Rental Cabins
- viii. Fuel and Gas Stations
- ix. Building material supply establishments
- x. Commercial and Retail Sales (all uses unless otherwise listed in this table)
- xi. Frozen food storage
- xii. Food production and processing, small scale
- xiii. Marijuana retail stores
- xiv. Vehicle Parts and Tire sales
- xv. Vehicle Sales (motor vehicles)
- xvi. Eating establishments
- xvii. Drinking establishments
- xviii. Personal Services - all similar uses unless otherwise listed
- xix. Offices (Business, Professional, Medical) - all similar uses unless otherwise listed
- xx. Animal hospitals, veterinary practices
- xxi. Boat charter services
- xxii. Government Offices and Services
- xxiii. Public Services (non-office oriented)
- xxiv. Laundries, laundromats
- xxv. Mortuaries/funeral homes
- xxvi. Vehicle Services (automobiles and boats)
- xxvii. Vehicle Rentals
- xxviii. Assembly halls, Community buildings, Religious institutions
- xxix. Child Care Facilities
- xxx. Hospitals
- xxxi. Libraries, Museums, Cultural Institutions, and Art Galleries
- xxxii. Utilities (service lines and small transformers)
- xxxiii. Utilities Class II (power generation, outdoor processing)
- xxxiv. Recreation equipment rental
- xxxv. Indoor recreation, private/commercial
- xxxvi. Indoor recreation, public
- xxxvii. Outdoor recreation, private/commercial
- xxxviii. Manufacturing and processing, Artisan
- xxxix. Warehouses
 - xl. Docks and harbor facilities
 - xli. Ice manufacture, storage and sales
 - xlii. Nurseries
 - xliii. Agricultural activities

- b. Permitted accessory uses and structures. The use is permitted by-right as an accessory to an established primary permitted use on that lot.
 - i. Home occupations
 - ii. Small wind or solar energy systems
 - iii. Fuel storage, small scale
 - iv. Fuel storage, medium scale
 - v. Accessory Buildings (Non-residential)
 - vi. Personal Communication Antennae (PCA)
 - c. Conditional uses. The use is permitted only when a Conditional Use Permit has been issued in accordance with Section 17.04.060 Conditional Use Permits.
 - i. Planned Unit Developments
 - ii. Worker Housing
 - iii. Adult Entertainment Uses
 - iv. Animal boarding, kennels and shelters
 - v. Dams and water reservoirs
 - vi. Utilities Class I (substations, indoor processing)
 - vii. Wireless Communication Towers (commercial)
 - viii. Recreational vehicle parks or campgrounds
 - ix. Outdoor recreation, public
 - x. Construction yards
 - xi. Boat sales and storage
 - xii. Ferry terminals and cruise ship landings
 - xiii. Food and Seafood Processing, large scale
 - xiv. Fuel piers
 - xv. Marijuana manufacturing
 - xvi. Meat processing
 - xvii. Helipads
8. Light Industrial district (LI). The LI district is intended for light industrial development including light manufacturing, processing, warehousing, storage, wholesale and distribution operations, and similar processes and operations. Limited commercial uses and accessory residential uses are allowed in the LI district to serve the uses for which the district is primarily intended. Limited recreation (including motorized sports facilities) are allowed.
- a. Permitted primary uses and structures. The use is permitted by-right in the district and is subject only to the general standards throughout this ordinance (and any Specific Use Standards indicated). Permitted Uses requiring Specific Use Standards are permitted by right provided that the specific use standards set forth for that use are met. The Planning Director or designee shall review proposed permitted uses against applicable Specific Use Standards in accordance with Section 17.04.090 Zoning Clearance.
 - i. Fuel and Gas Stations
 - ii. Building material supply establishments
 - iii. Commercial and Retail Sales (all uses unless otherwise listed in this table)
 - iv. Frozen food storage
 - v. Food production and processing, small scale

- vi. Marijuana retail store
 - vii. Self-Storage
 - viii. Vehicle Parts and Tire sales
 - ix. Vehicle Sales (motor vehicles)
 - x. Eating establishments
 - xi. Drinking establishments
 - xii. Animal hospitals, veterinary practices
 - xiii. Animal boarding, kennels and shelters
 - xiv. Boat charter services
 - xv. Government Offices and Services
 - xvi. Public Services (non-office oriented)
 - xvii. Vehicle Service (automobiles and boats)
 - xviii. Vehicle Rentals
 - xix. Dams and water reservoirs
 - xx. Utilities (service lines and small transformers)
 - xxi. Utilities Class II (power generation, outdoor processing)
 - xxii. Outdoor recreation, public
 - xxiii. Manufacturing and processing
 - xxiv. Manufacturing and processing, Artisan
 - xxv. Manufacturing and processing, Light
 - xxvi. Warehouses
 - xxvii. All industries dependent on marine transportation
 - xxviii. Construction yards
 - xxix. Barge freight terminals
 - xxx. Boat sales and storage
 - xxxi. Fabrication facilities
 - xxxii. Food and Seafood Processing, large scale
 - xxxiii. Freight staging and handling areas
 - xxxiv. Fuel storage, medium scale
 - xxxv. Fuel storage, large scale
 - xxxvi. Fuel piers
 - xxxvii. Ice manufacture, storage and sales
 - xxxviii. Marijuana cultivation
 - xxxix. Marijuana manufacturing
 - xl. Marijuana retail
 - xli. Meat processing
 - xl.ii. Material resource extraction
 - xl.iii. Sawmills
 - xl.iv. Nurseries
 - xl.v. Agricultural activities
 - xl.vi. Aquaculture operations
 - xl.vii. Outdoor recreation, private
- b. Permitted accessory uses and structures. The use is permitted by-right as an accessory to an established primary permitted use on that lot.
- i. Accessory Dwelling Units
 - ii. Laundries, laundromats
 - iii. Small wind or solar energy systems

- iv. Fuel storage, small scale
 - v. Accessory Buildings
 - vi. Personal Communication Antennae (PCA)
- c. Conditional uses. The use is permitted only when a Conditional Use Permit has been issued in accordance with Section 17.04.060 Conditional Use Permits.
- i. Worker Housing
 - ii. Hotels, Motels, Inns, Rental Cabins
 - iii. Adult Entertainment Uses
 - iv. Mortuaries/funeral homes
 - v. Assembly halls, Community buildings, Religious institutions
 - vi. Child Care Facilities
 - vii. Correctional facilities
 - viii. Educational Institution - Vocational schools
 - ix. Libraries, Museums, Cultural Institutions, and Art Galleries
 - x. Utilities Class I (substations, indoor processing)
 - xi. Helipads
 - xii. Wireless Communication Tower (commercial)
 - xiii. Recreational vehicle parks or campgrounds
 - xiv. Shooting ranges
 - xv. Asphalt and concrete plants
 - xvi. Hazardous substance production and storage
 - xvii. Scrap yard conducted within an enclosure
 - xviii. Solid waste processing facilities
 - xix. Raising of livestock
9. Heavy industrial district (HI). The HI district is intended for industrial development, including heavy manufacturing, shipping terminals, natural resource extraction and other processes or operations which involve one or more of the following: employs large numbers of workers, heavy truck traffic, significant environmental effects or large-volume public water or sewer service or storage of hazardous materials under a conditional use permit. Limited recreation (including motorized sports facilities) are allowed.
- a. Permitted primary uses and structures. The use is permitted by-right in the district and is subject only to the general standards throughout this ordinance (and any Specific Use Standards indicated). Permitted Uses requiring Specific Use Standards are permitted by right provided that the specific use standards set forth for that use are met. The Planning Director or designee shall review proposed permitted uses against applicable Specific Use Standards in accordance with Section 17.04.090 Zoning Clearance.
- i. Fuel and Gas Stations
 - ii. Building material supply establishments
 - iii. Frozen food storage
 - iv. Self-Storage
 - v. Drinking establishments
 - vi. Animal hospitals, veterinary practices
 - vii. Animal boarding, kennels and shelters
 - viii. Boat charter services
 - ix. Government Offices and Services

- x. Public Services (non-office oriented)
 - xi. Vehicle Services (automobiles and boats)
 - xii. Vehicle Rentals
 - xiii. Dams and water reservoirs
 - xiv. Utilities (service lines and small transformers)
 - xv. Utilities Class II (power generation, outdoor processing)
 - xvi. Manufacturing and processing
 - xvii. Manufacturing and processing, Artisan
 - xviii. Manufacturing and processing, Light
 - xix. Warehouses
 - xx. All industries dependent on marine transportation
 - xxi. Construction yards
 - xxii. Asphalt and concrete plants
 - xxiii. Barge freight terminals
 - xxiv. Boat sales and storage
 - xxv. Fabrication facilities
 - xxvi. Food and Seafood Processing, large scale
 - xxvii. Freight staging and handling areas
 - xxviii. Fuel storage, medium scale
 - xxix. Fuel storage, large scale
 - xxx. Fuel piers
 - xxxi. Ice manufacture, storage and sales
 - xxxii. Marijuana cultivation
 - xxxiii. Meat processing
 - xxxiv. Material resource extraction
 - xxxv. Mining support services
 - xxxvi. Petroleum products, docks and related facilities
 - xxxvii. Sawmills
 - xxxviii. Solid waste disposal
 - xxxix. Solid waste processing facilities
 - xl. Nurseries
 - xli. Agricultural activities
 - xlii. Aquaculture operations
- b. Permitted accessory uses and structures. The use is permitted by-right as an accessory to an established primary permitted use on that lot.
- i. Accessory Dwelling Units
 - ii. Commercial and Retail Sales (all uses unless otherwise listed in this table)
 - iii. Marijuana retail stores
 - iv. Eating establishments
 - v. Laundries, laundromats
 - vi. Small wind or solar energy systems
 - vii. Fuel storage, small scale
 - viii. Accessory Buildings (Non-residential)
 - ix. Personal Communication Antennae (PCA)
- c. Conditional uses. The use is permitted only when a Conditional Use Permit has been issued in accordance with Section 17.04.060 Conditional Use Permits.
- i. Worker Housing

- ii. Mortuaries/funeral homes
- iii. Correctional facilities
- iv. Utilities Class I (substations, indoor processing)
- v. Wireless Communication Towers (commercial)
- vi. Outdoor recreation, public
- vii. Shooting ranges
- viii. Explosive ammunition, gunpowder manufacture and storage
- ix. Hazardous substance production and storage
- x. Scrap yards conducted within an enclosure
- xi. Oil refineries and petrochemical plants, gas liquefaction and fractionation plants
- xii. Raising of livestock
- xiii. Helipads

10. Waterfront Industrial District (WI): The WI district is intended to be applied to lands with direct access or close proximity to navigable waters within the city. Uses within the WI district are intended to be water-related and primarily those uses that are particularly related to marine industries. The WI district is intended to make the city waterfront as productive and efficient as possible for the allowable uses. Commercial establishments that support the marine uses are also permitted. Limited recreation uses (including motorized sports facilities) are allowed.

a. Permitted primary uses and structures. The use is permitted by-right in the district and is subject only to the general standards throughout this ordinance (and any Specific Use Standards indicated). Permitted Uses requiring Specific Use Standards are permitted by right provided that the specific use standards set forth for that use are met. The Planning Director or designee shall review proposed permitted uses against applicable Specific Use Standards in accordance with Section 17.04.090 Zoning Clearance.

- i. Fuel and Gas Stations
- ii. Building material supply establishments
- iii. Commercial and Retail Sales (all uses unless otherwise listed in this table)
- iv. Frozen food storage
- v. Food production and processing, small scale
- vi. Marijuana retail stores
- vii. Self-Storage
- viii. Vehicle Parts and Tire sales
- ix. Vehicle Sales (motor vehicles)
- x. Eating establishments
- xi. Drinking establishments
- xii. Animal hospitals, veterinary practices
- xiii. Animal boarding, kennels and shelters
- xiv. Boat charter services
- xv. Government Offices and Services
- xvi. Public Services (non-office oriented)
- xvii. Vehicle Services (automobiles and boats)
- xviii. Vehicle Rentals
- xix. Dams and water reservoirs
- xx. Utilities (service lines and small transformers)

- xxi. Utilities Class II (power generation, outdoor processing)
 - xxii. Outdoor recreation, public
 - xxiii. Manufacturing and processing
 - xxiv. Manufacturing and processing, Artisan
 - xxv. Manufacturing and processing, Light
 - xxvi. Warehouses
 - xxvii. All industries dependent on marine transportation
 - xxviii. Construction yards
 - xxix. Barge freight terminals
 - xxx. Boat sales and storage
 - xxxi. Docks and harbor facilities
 - xxxii. Fabrication facilities
 - xxxiii. Ferry terminals and cruise ship landings
 - xxxiv. Food and Seafood Processing, large scale
 - xxxv. Freight staging and handling areas
 - xxxvi. Fuel storage, medium scale
 - xxxvii. Fuel storage, large scale
 - xxxviii. Fuel piers
 - xxxix. Ice manufacture, storage and sales
 - xl. Marijuana cultivation
 - xli. Marijuana manufacturing
 - xl.ii. Meat processing
 - xl.iii. Material resource extraction
 - xl.iv. Petroleum products, docks and related facilities
 - xl.v. Sawmills
 - xl.vi. Nurseries
 - xl.vii. Agricultural activities
 - xl.viii. Aquaculture operations
- b. Permitted accessory uses and structures. The use is permitted by-right as an accessory to an established primary permitted use on that lot.
- i. Accessory Dwelling Units
 - ii. Laundries, laundromats
 - iii. Small wind or solar energy systems
 - iv. Fuel storage, small scale
 - v. Accessory Buildings (Non-residential)
 - vi. Personal Communication Antennaes (PCA)
- c. Conditional uses. The use is permitted only when a Conditional Use Permit has been issued in accordance with Section 17.04.060 Conditional Use Permits.
- i. Worker Housing
 - ii. Adult Entertainment Uses
 - iii. Mortuaries/funeral homes
 - iv. Assembly halls, Community buildings, Religious institutions
 - v. Child Care Facilities
 - vi. Libraries, Museums, Cultural Institutions, and Art Galleries
 - vii. Utilities Class I (substations, indoor processing)
 - viii. Wireless Communication Towers (commercial)
 - ix. Recreational vehicle parks or campgrounds
 - x. Recreation equipment rental

- x. Indoor recreation, private/commercial
 - xi. Hazardous substance production and storage
 - xii. Scrap yard conducted within an enclosure
 - xiii. Oil refineries and petrochemical plants, gas liquefaction and fractionation plants
 - xiv. Helipads
11. Airport district (A): The A district is intended to include aviation lands and areas directly adjacent to the airport which, because of their proximity to the airport, are directly influenced by aviation-related uses. Primary land uses within these areas should be aviation-related or of a character that does not conflict with the safe and efficient operation of the airport.
- a. Permitted primary uses and structures. The use is permitted by-right in the district and is subject only to the general standards throughout this ordinance (and any Specific Use Standards indicated). Permitted Uses requiring Specific Use Standards are permitted by right provided that the specific use standards set forth for that use are met. The Planning Director or designee shall review proposed permitted uses against applicable Specific Use Standards in accordance with Section 17.04.090 Zoning Clearance.
 - i. Commercial and Retail Sales (all uses unless otherwise listed in this table)
 - ii. Marijuana retail stores
 - iii. Offices (Business, Professional, Medical) - all similar uses unless otherwise listed
 - iv. Vehicle Rentals
 - v. Aircraft maintenance and repair operations
 - vi. Aircraft rental agencies, lots and hangars
 - vii. Airports
 - viii. Helipads
 - b. Permitted accessory uses and structures. The use is permitted by-right as an accessory to an established primary permitted use on that lot.
 - i. Fuel storage, small scale
 - ii. Aircraft parking in conjunction with permitted or conditional uses
 - iii. Aircraft sales
 - iv. Aviation facilities
 - v. Aviation electronics and radio sales and repair
 - vi. Aviation products and petroleum sales
12. Unclassified lands district (UL): The UL district is intended to include lands which are undeveloped, not served by public utilities, and the suitability of the land to support development is unknown. Lands must be rezoned prior to development.
- a. Permitted primary uses and structures. The use is permitted by-right in the district and is subject only to the general standards throughout this ordinance (and any Specific Use Standards indicated). Permitted Uses requiring Specific Use Standards are permitted by right provided that the specific use standards set forth for that use are met. The Planning Director or designee shall review proposed permitted uses against applicable Specific Use Standards in accordance with Section 17.04.090 Zoning Clearance.

- i. Dams and water reservoirs, water towers
 - ii. Utilities (service lines and small transformers)
 - iii. Outdoor recreation, public
 - b. Permitted accessory uses and structures. The use is permitted by-right as an accessory to an established primary permitted use on that lot.
 - i. Accessory Buildings (Non-residential)
 - ii. Personal Communication Antennae
 - c. Conditional uses. The use is permitted only when a Conditional Use Permit has been issued in accordance with Section 17.04.060 Conditional Use Permits.
 - i. Wireless communication towers (commercial)
- 13. Conservation district (CO): The CO district is intended to include lands designated for conservation that are intended to remain in their natural state. The primary use of these lands will be for the enhancement and protection of existing fish and wildlife habitats, as well as preservation of historic sites. Acceptable uses in this district would include parks whose recreation activities and facilities would be passive in nature. "Passive" is defined as those activities which include wildlife viewing, nature walks, educational and interpretive uses and other uses that do not change the character of the land, disrupt fish and wildlife. Passive activities would be secondary to habitat protection, enhancement, and historic preservation.
 - a. Permitted primary uses and structures. The use is permitted by-right in the district and is subject only to the general standards throughout this ordinance (and any Specific Use Standards indicated). Permitted Uses requiring Specific Use Standards are permitted by right provided that the specific use standards set forth for that use are met. The Planning Director or designee shall review proposed permitted uses against applicable Specific Use Standards in accordance with Section 17.04.090 Zoning Clearance.
 - i. Utilities (service lines and small transformers)
 - ii. Outdoor recreation, public
 - b. Permitted accessory uses and structures. The use is permitted by-right as an accessory to an established primary permitted use on that lot.
 - i. Accessory Buildings (Non-residential)
 - ii. Personal Communication Antennae
 - c. Conditional uses. The use is permitted only when a Conditional Use Permit has been issued in accordance with Section 17.04.060 Conditional Use Permits.
 - i. Dams and water reservoirs
 - ii. Wireless communication towers (commercial)
 - iii. Recreational vehicle parks or campgrounds
- 14. Natural Hazard district (NH). The NH district is intended to establish the high natural hazard areas within the city. The NH district is appropriate for lands highly susceptible to natural hazards such as avalanches, landslides, significant erosion, and flooding. Uses within the NH district will be restricted to recreation and open space to maintain life safety of the public.
 - a. Permitted primary uses and structures. The use is permitted by-right in the district and is subject only to the general standards throughout this ordinance

(and any Specific Use Standards indicated). Permitted Uses requiring Specific Use Standards are permitted by right provided that the specific use standards set forth for that use are met. The Planning Director or designee shall review proposed permitted uses against applicable Specific Use Standards in accordance with Section 17.04.090 Zoning Clearance.

- i. Dams and water reservoirs
 - ii. Utilities (service lines and small transformers)
 - iii. Outdoor recreation, private/commercial
 - iv. Outdoor recreation, public
- b. Permitted accessory uses and structures. The use is permitted by-right as an accessory to an established primary permitted use on that lot.
- i. Personal Communication Antennae
- c. Conditional uses. The use is permitted only when a Conditional Use Permit has been issued in accordance with Section 17.04.060 Conditional Use Permits.
- i. Wireless communication towers (commercial)
 - ii. Recreational vehicle parks or campgrounds
 - iii. Recreation equipment rental
 - iv. Helipads
 - v. Accessory Buildings (non-residential)

15. Planned Resort district (PR). The PR district is intended to allow for the development of a Planned Resort consistent with its intended purpose in the Comprehensive Plan. The PR is also intended to promote economic opportunity while achieving a balance with environmental characteristics of the land.

17.06.060 Uses Not Specifically Listed

- A. Should the Planning Director or designee determine that a requested use of land or of a building or structure does not appear in the district regulations as a permitted, accessory, conditional, the director or designee shall refer the request to the city planning and zoning commission who, upon written decision, may allow the unlisted use within a district. Such action shall follow the public notice requirements in Section 17.04.180. Each unlisted use meets all of the following criteria:
1. The use is not specifically permitted in any other district;
 2. The use is not more appropriate in another district; and
 3. The use is consistent with the purpose of the district in question and is similar to other uses permitted outright.
- B. Prohibited Uses. If a use is not listed as permitted, accessory, or conditional, and it is not allowed per Section 17.06.060.A, it is assumed to be prohibited.

17.06.070 Dimensional and Intensity Standards

- A. Dimensional and Intensity Table. The following table (17.06.070.a) provides standards for lots, setbacks, and dimensional standards for uses. If no specific use is listed, the standards provided apply to any use or structure in the district.

Table 17.06.070.a Dimensional and Intensity Standards

		RR	R1	R2	NM U	CB	G	WI	LI	HI	P	C O	N H	U
Structure Height (maximum)	Primary	35-ft	35-ft	40-ft	40-ft	40-ft	40-ft	40-ft	40-ft	--	40-ft	--	35 ft.	-
	Accessory	35-ft	20-ft	20-ft	20 ft	20-ft	20-ft	35-ft	35-ft	35-ft	35-ft	--	--	-
	Accessory (Agriculture)	45-ft	--	--	--	--	--	--	--	--	--	--	--	-
Lot Area (minimum)⁷		40,000-sf	5,500-sf	4,000-sf	5,500-sf	--	--	6,000-sf		40,000-sf	--	--	--	-
Lot Width (minimum)		120-ft	50-ft	40-ft	100-ft	--	50-ft	50-ft		200-ft	--	--	--	-
Setback (minimum)^{2,3,4,5}	Front	20-ft	20-ft	20-ft	20-ft	--	--	20-ft	20-ft	20-ft	20-ft	--	--	-
	Side	10-ft	10-ft	10-ft	10-ft	--	--	10-ft	10-ft	10-ft	10-ft	--	--	-
	Rear	15-ft	15-ft	15-ft	15-ft	--	--	15-ft	15-ft	15-ft	15-ft	--	--	-
Dwelling - Attached, Townhouses	Lot Area Per Unit (minimum)	--	1,500-sf	1,500-sf	1,500-sf	1,500-sf	1,500-sf	--	--	--	--	--	--	-
	Lot Width (minimum)	--	--	--	--	--	--	--	--	--	--	--	--	-
Dwelling - Multi-Unit - up to 4 units per building and more than 4 units per building (units on a shared lot)	Lot Width (minimum)		--	80-ft	60-ft	60-ft	60-ft	60-ft	--	--	--	--	--	-
	Setback ^{3,5} (minimum)	Front	--	20-ft	15-ft	15-ft	15-ft	15-ft	--	--	--	--	--	-
		Side ¹	--	10-ft	10-ft	10-ft	10-ft	10-ft	--	--	--	--	--	-
		Rear	--	15-ft	10-ft	10-ft	10-ft	10-ft	--	--	--	--	--	-

Notes:

1. Setbacks apply between buildings and property lines. Zero setback is required where units share a wall with an abutting dwelling. Setbacks do not apply to building separation on the same lot.
2. Setbacks may be reduced by 5-ft if structure roofs are designed to either hold snow or not shed into the setback subject to the reduction, so long as structure does not encroach on a platted easement and remains a minimum of 5 feet from any property line.
3. Accessory structures two hundred square feet or less, and not on a permanent foundation, may encroach into the rear and side yard setbacks only; provided, the structure is located on the rear 25 percent of the parcel and is a minimum of 5-ft from both the rear and side lot lines.
4. All lands adjacent to conservation districts will be required to maintain a minimum 25-ft setback.
5. Setbacks in districts with no minimum shown in this table shall be subject to Building and Fire Code requirements regarding firewalls and separation of buildings.
6. The Planning Director or designee may permit smaller lot sizes for lots used for utilities.
7. See VMC 17.13.020 regarding additional height standards.

17.06.100 Planned Resort District (PR) Standards

- A. Purpose. The purpose of these standards is to ensure that the Planned Resort District (PR) is developed and used consistent with its intended purpose in the Comprehensive Plan. The PR district is intended to promote economic opportunity while achieving a balance with environmental characteristics of the land. Resort development within the PR district should be self-contained and provide visitor-oriented accommodations and recreational facilities in a setting with high natural amenities. Development in the PR district must complement the physical attractiveness and constraints of the area without significant adverse effects on adjacent residential subdivisions, or the significant natural and cultural features which contribute to the setting.
1. Planned Unit Development (PUD). Land within the PR district is intended to be accompanied by a master plan as part of a PUD review and approval process. This requires the applicant to plan for a thoughtful mix of uses and quality project design prior to most land development activities occurring on the property. This also provides certainty to the City that the resulting project aligns with the Comprehensive Plan.
- B. Applicability.
1. This section shall apply to all lands zoned as PR on the City's Official Zoning Map.
 2. All other provisions of VMC Title 17 apply to land in the PR district unless otherwise exempted by this section or an associated PUD approval.
- C. Establishment and Prerequisite Standards. The following provisions apply to the establishment of a new PR district, adjustments thereto, and/or land development/land use activities within PR designated properties.
1. Planned Unit Development Requirement. The applicant must obtain an approved planned unit development (PUD) pursuant to Chapter 17.09 for properties within the PR district prior to building construction and a land use being established/expanded on the property. The following activities may occur in the PR district prior to a PUD approval but only as allowed by this section.
 - a. Recreational Uses. These uses shall be limited to motorized and non-motorized trails and other passive recreation.
 - f. Temporary land use permits. All temporary land use permits may be allowed pursuant to Section 17.04.120.
 2. Rezone Limitations and Allowance. The following rezone limitations and allowances apply to land areas that are either currently zoned PR or are planned to be designated PR. All rezone activities shall be processed pursuant to Table 17.04.030.a.
 - a. PR Establishment. The following applies to situations involving the establishment of a new PR district designation on the City's Official Zoning Map.
 - i. Comprehensive Plan Consistency. The City may rezone land to PR for those lands designated within the Destination Resort Overlay Place Type on the Comprehensive Plan Land Use Place Type Maps. Any other rezones to PR may only be processed with a concurrent Comprehensive Plan Amendment application to the Destination Resort Overlay Place Type designation.
 3. Subdivision Activities. The City shall limit subdivision and lot modification activities for properties within the PR district to those that align with an approved PUD pursuant to Chapter 17.09. Per Chapter 17.09 herein, subdivision activities within the PR may

accompany a phased PUD approval. The platting activities may occur in PR zoned land prior to a PUD approval.

- a. New lots shall be equal to or greater than 15 acres. The Planning Director may allow exceptions for critical infrastructure and utility services.
- D. Land Use Allowances. The following provisions apply to the land use allowances for PUDs in the PR.
1. PUD Approval. Applicants shall specifically request approval for any land use activity as part of the PUD review process; only those uses approved for the PUD may be allowed within the associated project(s).
 2. Allowable Uses. Applicants may propose any land use that is compatible with the intent of the PR district and is listed as permitted (“P”), conditional (“C”), and/or accessory (“A”) in any other district. The Planning and Zoning Commission may approve those uses that it deems compatible with the Comprehensive Plan, the land’s environmental features, and surrounding land uses.
- E. Development/Design Standards. PUDs within the PR are subject to the following development/design standards:
1. Open Space and Conservation. All PUDs in the PR shall designate at least ten percent (10%) of the total land area within its boundary for open space and/or conservation; this shall not be in addition to the minimum open space requirements of Section 17.09.010.E.
 2. Resort Destination Use(s). All PUDs within the PR shall include a destination resort use that will serve as a draw for residents and visitors as well as an anchor for the associated project. The resort destination use shall be recreational or leisure in nature including, but not limited to, lodging, retail, health spas, recreational uses, biking and motorsports, ski activities (including ski lifts), campgrounds, and similar uses. The resort destination use shall include an associated primary structure.
 3. Architectural Theme. All primary structures, wayfinding and entry signage, and street/roadway designs shall be constructed pursuant to a consistent architecture theme. The architecture theme shall be established as part of the PUD approval process. Architectural themes include facade materials and design elements, pavement materials/applications, roof forms, and lettering.
 4. Housing and Residential Uses. The following standards apply to any PUD in the DRO that includes 50 or more dwelling units. Applicants may not apply for multiple PUDs to circumvent this unit standard.
 - a. Housing Variety. The PUD shall include at least two distinct housing types as listed in the underlying zone. (e.g., detached dwellings, attached dwellings, and/or multi-unit). Each of the distinct housing types shall comprise at least ten percent (10%) of the total housing units.
 - b. Architectural Variety. Each attached dwelling and multi-unit building within the PUD shall possess different yet complementary architectural and facade design elements. Design elements may include different window shapes, roof lines, and/or exterior materials to achieve architectural uniqueness from adjacent buildings of these same housing type.

5. Commercial Center. A commercial center may be designated for a PUD in the PR subject to the following provisions.
 - a. Building Orientation. The buildings within the designated commercial center shall be oriented close to the adjacent streets/roadways.
 - i. All surface parking lots shall be constructed to the side or rear of the buildings they are intended to serve. Surface parking lots shall not be constructed between a front facade of a primary building and the adjacent street.
 - ii. A customer entrance shall be provided on the street-facing facades.
6. Schools and Colleges. If a schools or colleges are proposed as part of a PUD, it shall be integrated into an existing or planned residential neighborhood within the PR. In those situations, a lot shall be specifically designated for public school or college use with sidewalk connections to the surrounding housing units.
7. Trail Connections. All residential neighborhoods, commercial service areas, and resort destinations within the PUD shall be interconnected with a multi-use trail and/or sidewalk network to encourage and accommodate non-automobile travel within the PR.
8. Interim Gravel Extraction and Forestry Activities. Material resource extraction, and/or forestry activities may be approved as an interim use as part of a PUD for the PR subject to the following standards and limitations.
 - a. Time Limits. The Planning and Zoning Commission shall establish the duration these uses may occur on the property (e.g., number of years the activities may occur or limits on material harvesting/extracting).
 - b. Buffering and Nuisance Mitigation. The applicant shall employ methods to mitigate compatibility concerns and potential impacts to adjacent uses/property through effective buffering, screening, or other methods as deemed appropriate by the Planning & Zoning Commission.
 - c. Reclamation Plan. The applicant shall provide a reclamation plan that defines how the land will be restored after the interim use ceases. The reclamation plan shall address grading, revegetation, site hydrology, and safety hazards. The applicant shall define when the reclamation activities will be completed after the interim use ceases. The decision-making authority may require the applicant to issue a bond or other financial security to ensure the reclamation activities occur after the use ceases.

Chapter 17.08

Specific Use Standards

17.08.010 Purpose and Applicability

- A. Purpose. Some uses allowed by this title have special requirements or standards associated with them, as shown in the zoning district descriptions in section 17.06.040. The specific use standards described in this section are generally organized by major types of uses including residential, commercial, industrial, and other major types of uses.
- B. Applicability. Specific use standards apply to uses listed in the Use Tables in section 17.06.060 that are marked as having such standards. These standards are applicable to situations that include the establishment of a new uses and the expansion of an existing use.

17.08.020 Review Process and Application

- A. Generally. The City shall review the specific use standards herein concurrently with the associated building permit, conditional use permit, and/or zoning clearance application.
- B. Submittal Requirements. In addition to other submittal requirements, applicants shall provide materials to demonstrate compliance with the applicable specific use standards.

17.08.030 Residential and Housing Uses

A. Accessory Dwelling Units

1. Purpose. Accessory dwelling units (ADUs) are intended to function as an independent housing unit that is subordinate to a primary use on the same lot. Accessory dwelling units are intended to provide guest housing, caretaker residence, or general housing for the Valdez community.
2. Applicability. The standards herein are applicable to all new ADUs and expansions to existing ADUs.
3. Specific Use Standards. The following standards apply to all accessory dwelling units in addition to the zoning district requirements.
 - a. General Standards. All ADUs shall be subject to the following general standards.
 1. The ADU shall be subordinate to a primary use or residence established on the same lot.
 2. The ADU must be smaller in size (floor area) than the primary use.
 3. The ADU may be attached to or detached from the primary use or accessory structure established on the same lot.
 4. The ADU may be connected to the same utility meters/lines as the primary use/building on the lot.
 5. ADUs shall meet the Valdez Building Code standards and are subject to building permit requirements.
 6. Manufactured and mobile homes may be used as ADUs.
 7. Recreational vehicles shall not be used as ADUs.

8. ADUs may be associated with a detached dwelling, duplex, or townhouse but shall not be established as part of a larger multi-unit dwelling.
- b. Residential Zones. The following standards apply to all ADUs in the RR, R1, R2, or NMU zoning districts.
 1. For residential lots of at least 8,000 sf., one attached ADU and one detached ADU may be established/expanded on each lot where a primary use/residence exists. Additional ADUs are allowed at a rate of one unit per additional 10,000 sf. of lot area up to a maximum of 5 ADUs.
 2. For non-residential lots, a maximum of one (1) ADU, either attached or detached, may be established as a caretaker residence.
- B. Dwelling – Mobile Home
 1. Applicability. The standards herein are applicable to the placement of mobile homes not present within the boundaries of the City of Valdez on the date of [insert date of adoption of this title.]
 2. Specific Use Standards.
 - a. No mobile home, as defined in this title, and constructed and fabricated prior to June 15, 1976, may be brought into the City of Valdez after [insert date of adoption of this title.]
 - b. Mobile homes present within the boundaries of the City of Valdez on [insert the date of adoption of this title] may be relocated within the City of Valdez, pursuant to VMC Title 15 and other provisions of this title.
- C. Dwelling – Multi-unit (more than 4 units per building)
 1. Applicability. The standards herein are applicable to attached dwelling units (more than 4 units per building).
 2. Specific Use Standards.
 - a. Parking Lots. New surface parking lots shall be oriented to the side or rear of the multi-unit dwelling building they are intended to serve.
 - c. Facade Design. Twenty percent (20%) of street-facing building facades shall include windows or door openings.
- D. Shelters
 1. Applicability. The standards herein are applicable to the establishment shelters larger than those located in individual residential dwellings. These standards do not apply in situations where the City, State, or Federal governments provide temporary housing to response to an emergency or catastrophic event.
 2. Specific Use Standards.
 - a. Housing Types. Shelters may be provided as manufactured homes, detached/attached dwellings, multi-family, or similar types.
 - b. Unit Types/Living Environments. The living environments within shelter may be provided a sleeping halls, individual units, or dormitories.

- c. Sanitation and Bathing Facilities. Shelters shall include restrooms, bathing/showering rooms, and similar sanitary facilities consistent with the Valdez Building Code. Those facilities may be provided in individual units or in a shared arrangement.
 - d. Cooking/Dining Facilities. Shelters shall include a cooking and dining facilities to serve the daily needs of the residents. This may include kitchens in individuals dwelling units and/or as common dining halls with a shared kitchen.
 - e. Resident Services. Shelters may include resident service activities such as mental health counseling, childcare, job training, victims' resources, and similar activities. Those activities shall be subject to applicable state and City of Valdez licensing standards.
 - f. Parking Lots. When proposed, new surface parking lots shall be oriented to the side or rear of the shelter building they are intended to serve.
 - g. Building Design. Twenty percent (20%) of street-facing building facades shall include windows or door openings. In residential zones, shelter buildings shall be limited to three stories.
- E. Worker Housing
- 1. Applicability. The standards herein are applicable to the establishment of new worker housing for temporary employees in districts where it is a conditional use.
 - 2. Specific Use Standards.
 - a. Building Types. Worker housing units may be in the form of detached homes, manufactured homes, attached multi-unit dwellings.
 - b. Recreational Vehicle Parks and Campgrounds. Recreational vehicle parks and campgrounds may be used for summer seasonal worker housing subject to the approval requirements for recreational vehicle parks and campgrounds.
- F. Home Occupations
- 1. Purpose. The purpose of this section is to establish what constitutes a home occupation and the conditions under which they are permitted. Generally, a home occupation may include any time of office, service, or commercial use that is of a scale that meets the standards herein. Commercial activities that are larger in scale than described herein are required to be located in an appropriate zoning district.
 - 2. Applicability. The standards herein apply to all Home Occupations allowed in dwelling units pursuant to the standards in this section.
 - 3. Specific Use Standards
 - a. Review. Home occupations shall be established through the issuance of a City of Valdez business registration, pursuant to VMC Title 5.
 - b. Location. Home occupations may take place within a dwelling or associated accessory structure.
 - c. Employees. Employees associated with the home occupation business may include those individuals residing on the property plus one additional individual that does not reside on the property.
 - d. Incidental Scale. The home occupation business must be clearly subordinate to the primary residential use of the property. The property shall be the primary residence of

the business owner. There shall be no visible evidence of the conduct of such home occupation other than one sign as specified in Section 17.13.090(l)(1). No change to the outside of the building or premises shall be made for the purpose of accommodating or enhancing the home occupation that would change the residential character of the building or premises.

- e. Compatibility. The home occupation shall not cause any noise, odors, effluent, smoke, dust, vibrations, electrical interference, bright or flashing light, or other objectionable conditions that would interfere with the quiet enjoyment of the residential neighborhood in which it is located.
- f. Parking and Deliveries. A home occupation shall not require regular or frequent deliveries of goods or materials of such bulk or quantity, nor the parking of customer or client's vehicles in numbers or frequency, over and above the normal traffic associated with the dwelling as a residence.
- g. Allowed Uses & Standards. Home occupations may include, but are not limited to, the uses listed in this section. Any home occupation may be permitted if in conformance with all provisions of Title 17.
 - i. Home-based instructors/tutors. Instruction services such as, but not limited to, tutoring, music classes, crafts classes, meditation guidance, and small-scale yoga classes, may be allowed between the hours of 8 a.m. and 9 p.m. for up to three students per class.
 - ii. Offices.
 - iii. Personal services, salon, barber, nails, tattoo, dog grooming, massage, acupuncture, chiropractic, etc.
 - iv. Contractors, subject to the following requirements:
 - 1 – Outdoor storage of materials: In the R1 and R2 districts, no outdoor storage of materials is permitted unless associated with a permitted construction project. In the RR district, all materials must be stored either within a structure or completely screened from view from neighboring properties.
 - 2 – Commercial vehicles. In the R1 and R2 districts, the number of commercially licensed vehicles shall be limited to two. In the RR district, the number of commercially licensed vehicles shall be limited to four.
 - 3 – Outdoor Storage of Heavy equipment associated with the contractor operation. No heavy equipment shall be stored in the public right of way in any district. The number of heavy equipment machines shall be limited as follows: one in the R1 and R2 districts. Two in the RR district.
 - 4 - All waste shall be disposed of off-site at either a city baler/landfill facility or the city construction and demolition pit.
 - v. Wood working and Furniture Repair/Fabrication. Small scale wood working, and furniture repair/fabrication may be allowed as a home occupation. These activities shall be conducted within an enclosed structure. Associated debris and materials shall be stored in a structure or within a fenced area on the property.
 - vi. Small Engine and Appliance Repair. Small engine and appliance repair may be allowed as a home occupation. These activities shall be conducted within an enclosed structure. Associated debris and materials shall be stored in a

structure. This shall not include marine craft, automobile, or aviation service and repair.

vi. Arts and Crafts. The creation of arts and crafts, including but not limited to painting, sculpture, drawing, ceramics, printmaking, needle and yarn works may be allowed as a home occupation.

h. Prohibited Uses. Examples of occupations (businesses) that shall not be permitted as home occupations include, but are not limited to: vehicle/boat sales, vehicle/boat repair, general retail, eating establishments, drinking establishments, heavy industrial activities, activities including explosives and hazardous materials, kennels, medical services, self-storage (third party storage) and similar uses that detract from the neighborhood's residential uses.

J. Short-Term Rentals

1. Purpose. The purpose of this section is to establish rules, regulations, and limitations on housing arrangements which are typically an alternative to traditional lodging/accommodation establishments such as hotels and motels. Short-term rentals provide lodging or housing for terms less than 30 days.

2. Applicability. The standards herein apply to all short-term rentals as allowed as accessory uses in residential and commercial zones pursuant to Table 17.06.060.a. The provisions of this section shall be applicable to all short-term rentals that (i) provide accommodations for terms less than 30 days. Motels, hotels, lodges, and inns, rental cabins, and long term residential rentals (30 days or more) are not subject to the provisions of this section.

3. Specific Use Standards

a. Review. Short-term rentals shall be established through a short-term rental application and permit, provided by the Planning Department. The City may establish or modify a limit on the number of short-term rental permits it allows within the municipal limits, as established by resolution of City Council.

b. Issuance. Permits will be issued and require renewal on an annual basis. During annual permit renewal period, the applicant must demonstrate that the short-term rental has been active (in both advertising and use) during the prior permit period.

c. Types of Rental Situations. Short-term rentals may be permitted as one of the following:

i. Dwelling Units – In these situations, a temporary tenant/guest may rent and occupy an entire dwelling unit which may include a house or apartment. These units typically possess a kitchen, bathroom, and any number of sleeping rooms. Dwelling units have the capacity to support multiple temporary tenants.

ii. Rooms within Dwelling Units – In these situations, individual sleeping rooms within a dwelling unit are rented/leased to temporary tenants/guests and the larger dwelling unit may be shared with the permanent resident. Rooms have limited tenant/guest capacity due to their size.

c. Business Registration. Permitted short-term rentals shall maintain an active business registration pursuant to City of Valdez Title 5.

d. Owner/Caretaker Registration. The owner shall register the name and contact information of the responsible caretakers/property manager with the City of Valdez so

that public safety officials can effectively respond to neighborhood complaints or safety-related events. The owner shall also post the caretaker/property manager contact information within each rental.

- e. Inspection Required. Prior to issuance of a short-term rental permit, the unit will be subject to an inspection to determine that the rental unit is safe for human occupancy and in compliance with the Valdez Building Code. Each rental unit shall have a working smoke detector, carbon monoxide monitor, and fire extinguisher. Approved units may be subject to inspection during subsequent renewals.
- f. Transferability. Short-term rental permits are for specific properties and are not transferable to any other properties. Short-term rental permits are transferable to a new owner, if the property on which the short-term rental is located changes ownership.

17.08.040 Nonresidential Uses

A. Adult Entertainment Uses.

- 1. Applicability. The standards herein apply to adult entertainment uses allowed pursuant to Table 17.06.060.a.
- 2. An adult entertainment use shall not be allowed within 1,000 feet of another existing adult entertainment use.
- 3. An adult entertainment use shall not be located within 500 feet of any property with an existing residential dwelling and any property within the RR, R1, R2, or NMU zoning districts, or property in a PUD that includes or is projected to include residential uses.
- 4. An adult entertainment use shall not be located within 500 feet from the building to an existing school, religious institution, group day care facility or nursery school.
- 5. All distance requirements shall be measured along a straight line from the nearest property lines of each use.
- 6. No adult entertainment establishment shall engage in any activity or conduct or permit any other person to engage in any activity or conduct in or about the adult use establishment which is prohibited by any ordinance of the City of Valdez, the laws of the State of Alaska or the United States of America. Nothing in this section shall be construed to authorize or permit conduct which is prohibited or regulated by other statutes or ordinances, including but not limited to statutes or ordinances prohibiting the exhibition, sale or distribution of obscene material generally or the exhibition, sale or distribution of obscene material to minors.
- 7. No adult entertainment use shall be conducted in any manner that is visible to minors outside the property.
- 8. All adult uses shall prominently display a sign located within two feet of the door-opening device at the entrance of the adult entertainment use establishment or section of the establishment devoted to adult books or materials which states: "This business sells or displays material containing adult themes. Persons under 18 years of age shall not enter." Said sign shall have letters at least one inch and no more than two inches high.

9. No person under the age of 18 shall be permitted access to material displayed or offered for sale or rent by an adult entertainment establishment.

B. Animal husbandry, boarding, kennels, animal shelters.

1. Animal husbandry, boarding, kennels, and animal shelter uses must comply with VMC Title 6.
2. Animal husbandry uses are restricted to zoning districts where agricultural uses are permitted, except for the keeping of poultry and fowl pursuant to VMC Title 6.
3. Raising of Livestock. The raising of livestock, when allowed as a permitted use, shall comply with the following:
 - a. On lots one (1) acre and larger: the number of large livestock does not exceed two AND the number of small livestock does not exceed three;
 - b. On lots smaller than one (1) acre, either the number of small livestock does not exceed three OR the number of large livestock does not exceed two (2);
 - c. An approved surface water drainage plan is submitted;
 - d. An approved manure disposal plan is submitted;
 - e. The manure storage pile and corral are located at least one hundred feet from any private well;
 - f. The manure storage pile shall not be closer than twenty-five feet from any property line;
 - g. The corral will be set back a minimum of five feet from the property line;

C. Aviation-related uses

1. Applicability. The standards herein apply to aviation-related uses within the A Airport district pursuant to Section 17.06.040.B.11. These uses are aviation-related or of a character that does not conflict with the safe operation of the airport.
 - a. Aircraft maintenance and repair operations
 - b. Aircraft parking
 - c. Aircraft rental agencies, lots and hangars
 - d. Aircraft sales
 - e. Airport
 - f. Aviation facility
 - g. Aviation electronics and radio sales and repair
 - h. Aviation products and petroleum sales
2. Prohibited Uses. The following uses are prohibited on or adjacent to airport property:
 - a. Any use or structure that obstructs the airport's navigable airspace, navigational aids or facilities as set forth in Part 77 of the Federal Aviation Regulations, as amended.

- b. Any installation of an object which would create electrical interference with radio communication between the airport and aircraft, or make it difficult for pilots to distinguish between airport lights and other lights, result in a glare in the eyes of pilots using the airport, impair visibility in the vicinity of the airport or otherwise endanger the landing, taking off or maneuvering of aircraft.

D. Helipads

1. Helipads must demonstrate conformance with current FAA requirements for heliport and helipad design including touchdown and lift areas, final approach and takeoff areas, safety areas, and design for the weight and size of the helicopter.
2. The helipad must not create noise or winds that negatively impact pedestrians.
3. Parcels with helipads shall not exceed permitted noise limits in VMC Title 8.
4. Helicopter landings hours may be restricted as a condition of a conditional use permit depending on the location of the helipad in relation to other uses.
5. The number of landings may be restricted as a condition of a conditional use permit depending on the location of the helipad in relation to other uses.
6. Additional public notice is required to be provided to properties within 500 feet of the proposed helipad and requested flight paths.

E. Recreational Vehicle Parks or Campgrounds

1. Purpose. The purpose of this section is to establish the site development and operations standards for campgrounds and recreational vehicle (RV) parks. These uses are intended to serve as a temporary housing or lodging for visitors.
2. Applicability. The standards herein apply to the establishment of new or expansions of existing campgrounds and RV parks.
3. Specific Use Standards
 - a. Camping and RV Sites. Specific sites shall be designated for camping and RV parking shall be designated pursuant to this subsection.
 - b. RV Site Width. The minimum width per RV site shall be ten (10) feet plus the width of the RV.
 - c. Structures. One cabin is allowed on each camping site. Said structures shall be limited to 500-sf of habitable area.
 - d. Restrooms and Sanitation. Each campground and/or RV park shall provide restroom facilities for the occupants. Said facilities shall remain accessible to occupants 24 hours a day.
 - e. Occupancy Limitations. Occupancy is limited to 180 consecutive days.
 - f. Retail Allowances. Each campground or RV park may contain small retail stores and mobile vendors, intended to serve occupants of the campground or RV park and that are accessory and incidental to RV park operations.

F. Child Care Facilities

1. Applicability. The standards herein apply to the establishment of new child care facilities.
2. Specific Use Standards.

- a. Child care facilities must meet all current state of Alaska day care facilities license requirements.
 3. Child care facility conditional use permits may be conditionally approved prior to the applicant obtaining a state license. The child care center conditional use permit will be issued upon receipt of a state of Alaska child care center license and will be valid as long as the state of Alaska child care license remains valid.
- G. Vehicle Service Stations
1. Applicability. The following standards apply to the establishment of fuel and gas stations and vehicle service stations pursuant to Tables 17.06.060.a-e.
 2. Oils and grease. All new and used petroleum products and other products, liquids or chemicals used in the operation must be stored indoors, except the bulk storage of fuel.
 3. Inoperable vehicles. No inoperable vehicle shall be kept on the site longer than 45 days.
 4. Vehicle sales. The site shall not be used to sell vehicles unless permitted in that district or a conditional use permit authorizing such use/sales has been granted.
 5. Fencing. Fencing shall be required along with additional landscaping to screen the view of the use from existing residential uses.
 6. Noise. Noise resulting from vehicle repair must comply with VMC Title 8.
- H. Material resource extraction.
1. Applicability. The following standards apply to material resource extraction operations pursuant to Table 17.06.060.a.
 2. Specific use standards.
 - a. Material resource extraction requires a conditional use permit. In addition to meeting the general standards for conditional uses, an applicant for a conditional use permit for material resource extraction shall submit the following:
 - i. Site Plan including:
 - 1- Drainage
 - 2- Existing and proposed contours
 - 3- Work depths
 - 4- Overburden and debris disposition,
 - 5- Erosion and sediment control plan,
 - 6- Revegetation or restoration plan,
 - 7- Water table information,
 - 8- Water quality information for work in waterways,
 - 9- Floodplain alteration information for all work in the special flood hazard area;
 - ii. Final site restoration and revegetation plan;
 - iii. Security plan to prevent trespass;
 - iv. Description of natural resource extraction and processing operations, including:
 - 1- Ingress and egress points,

- 2- Hours of operation,
- 3- Estimate of quantities to be extracted and timetable;
- v. Other materials city staff may require.
- b. Setbacks:
 - i. The minimum front setback for material resource extraction operations shall be fifty feet (50').
 - ii. The minimum side setback for material resource extraction operations shall be twenty-five feet (25').
 - iii. The minimum rear setback for material resource extraction operations shall be twenty-five feet (25')
- c. The Planning and Zoning Commission may approve a material resource extraction use only if the commission finds that the use meets the standards for conditional uses and the following:
 - i. The extraction operations will not pose a hazard to the public health and safety;
 - ii. The extraction operations will not generate noise, dust, surface water runoff or traffic that will unduly affect the surrounding land use;
 - iii. The permittee assures that after extraction operations cease, the site will be left in a safe, stable and aesthetically acceptable condition.
- d. The Planning and Zoning Commission shall attach such conditions to the approval as it finds necessary to conform the use to the standards set forth herein.
- I. Mining Operations.
 - 1. Mining operations, as defined in 15 AAC 65.990 must be conducted in accord with state and federal law.
- J. Wireless Communication Towers and Antennae
 - 1. A conditional use permit is required for the construction of communication towers exceeding thirty-five feet in height within all zoning districts of the city. The planning and zoning commission may grant a conditional use permit for the substantial modification or construction of a telecommunication tower in any zoning district subject to the conditions in this section.
 - 2. Purpose. The purpose of this section is to provide standards and procedures for wireless communications towers, antennae and associated equipment as allowed pursuant to Table 17.06.060.a.
 - 3. Permits. Wireless communication towers that exceed the maximum height of the zoning district must comply with the standards in this section and obtain a Conditional Use permit pursuant to Table 17.06.060.a.
 - a. The application for a conditional use permit for a telecommunication tower shall include the following information:
 - i. A written narrative explaining why the proposed site has been chosen, why the telecommunication tower is necessary, why the requested height was chosen, and a full explanation regarding the telecommunication tower's ability to accommodate other providers;

- ii. Specifications for the telecommunication tower and all antennas to be located on it, including a description of design characteristics and materials;
 - iii. A site plan drawn to scale showing property boundaries, telecommunication tower location, telecommunication tower height, guy wires and anchors, existing structures and land uses on the site and on adjacent property, access roads and easements to be used for the site;
 - iv. A map showing the locations of the applicant's existing telecommunication towers that serve customers in the city and of all telecommunication towers that the applicant proposes to construct to serve customers in the city;
 - v. A report prepared by a person registered as a structural engineer in Alaska showing the capacity by type and number of the telecommunication tower and antennas, and that the telecommunication tower and antennas are designed to withstand winds in accordance with the latest revision of ASI/EIA/TIA/222 standards ("Structural standards for steel communications antenna towers and communications antenna supporting structures");
 - vi. Identification of the person or persons who own the telecommunication tower and the equipment that is to be located on it;
 - vii. Written authorization for the application from the owner of the site;
 - viii. Evidence that the applicant has a valid FCC license for the use of the telecommunication tower;
 - ix. A line-of-sight analysis showing the potential visual and aesthetic impacts of the telecommunication tower on adjacent residential districts through the use of photo simulations of the telecommunication tower, including all antennas, structures, and equipment, using the vantage points and number of photo simulations requested by the planning department;
 - x. A written agreement, on a form approved by the city attorney, to remove the telecommunication tower and restore the site to its original condition within one hundred eighty days after the telecommunication tower is substantially unused for a period of twelve consecutive months; and providing that if the telecommunication tower is not removed within this one-hundred-eighty-day period, the city may remove the telecommunication tower at the cost of the owner;
 - xi. A cell phone coverage map showing the applicant's proposed cell phone coverage within the city;
 - xii. A certificate from an engineer licensed in Alaska that the telecommunication tower, and all antennas and other equipment located on it, are built and installed to approved specifications and will contain only equipment meeting Federal Communications Commission requirements; and Any additional information required by the planning department during the application process.
- b. The planning and zoning commission may approve an application under this section, with or without conditions, if the application meets the following criteria:
- i. Location and Visual Impact. The proposed location of the telecommunication tower will minimize the visual impact on the surrounding area while allowing the telecommunication tower to function in accordance with minimum standards imposed by the applicable telecommunications regulations and the applicant's technical design

- requirements. Telecommunication towers and attached antennas and equipment must be painted or coated in a color that blends with the surrounding environment. Muted colors, earth tones, and subdued hues, such as gray, shall be used. All associated structures such as equipment buildings, including the roofs, shall be painted with earth tone colors unless otherwise required under this code or other applicable law. Where necessary to make a telecommunication tower compatible with the historical, environmental or cultural character of its location, the planning and zoning commission may require that the telecommunication tower be disguised, hidden or screened, or integrated as an architectural feature of a structure, to reduce its visual impact.
- ii. Inability to Collocate. It is not feasible to locate the applicant's telecommunication antenna and other equipment on any existing structure or tower under the control of the applicant.
 - iii. Location in a Residential Zoning District. An applicant seeking to locate a telecommunication tower in a residential zoning district must show that the area cannot be adequately served by a telecommunication tower located in a nonresidential zoning district for valid technical reasons.
 - iv. Design for Future Use. A new telecommunication tower shall be designed to allow collocation of telecommunication antennas equal in number to the applicant's present and reasonably foreseeable future requirements.
 - v. Safety Code Met. The telecommunication tower meets all applicable laws and code requirements, including without limitation health, nuisance, noise, fire, building and safety code requirements.
 - vi. Distance from Existing Telecommunication Towers. A telecommunication tower shall not be approved if it is located within one-half mile (two thousand six hundred forty feet) of an existing telecommunication tower, unless the applicant certifies that the existing telecommunication tower does not meet the applicant's structural specifications and technical design requirements, or that a collocation agreement could not be obtained.
 - vii. Zoning Requirements. With the exception of requirements for setback and height, which are established in this section, the telecommunication tower must comply with all applicable zoning laws and regulations.
 - viii. Signs. No signs may be located on a telecommunication tower except for identification signage.
 - ix. Lighting. No lighting may be located on a telecommunication tower except as reasonably required for safety purposes or as required by the Federal Communications Commission, Federal Aviation Administration or other government agency with jurisdiction.
 - x. Fencing. A fence with a minimum height of eight feet must be placed on the perimeter of the site of a telecommunication tower site to limit access by the public.
- c. No decision regulating the placement, construction or modification of a telecommunication tower may be made on the basis of environmental or health effects of radio frequency emission if the antennas and other equipment on the telecommunication tower comply with Federal Communications Commission regulations.

K. Outdoor commercial recreation.

1. Applicability. The following standards apply to outdoor, privately owned and operated recreational businesses located within the Public Lands district.
2. Standards. Commercial recreational uses may be allowed on public lands provided that the use does not negatively impact public access to or availability of public recreational trails and facilities. The operator of said use must obtain permission from the entity that owns the public land.

17.08.050 Accessory Structures and Uses

- A. Applicability. The provisions of this section shall apply to all accessory structures and uses established, added, modified or expanded on a lot, other than accessory dwelling units.
- B. Standards. All accessory structures and uses shall comply with the following standards:
 1. Accessory Building without a Primary Structure. No accessory building or structure shall be constructed on any lot prior to the time of construction of the primary building to which it is accessory. The City may allow, at the discretion of the Planning Director, an accessory structure prior to the construction of a primary structure if a building permit for the primary structure has been obtained and remains in good standing.
 2. Size. The footprint of an accessory structure may exceed that of the primary structure.
 - a. Garages or workshops, attached or detached, are permitted to be larger than the primary residential structure on a lot.
 - b. Garages or workshops may have a dwelling unit, such as an apartment or residential loft, attached. In such cases, where the garage or workshop is located on a lot zoned RR, R1, R2, the dwelling unit is considered the primary use of the property.
 3. Separation. Detached accessory structures are subject to the Valdez Building Code regarding fire separation.
 4. Location.
 - a. Accessory structures must meet the minimum front setback requirement for the zoning district in which it is located.
 - b. Accessory structures, such as a workshop or storage shed, two hundred square feet or less, and not on a permanent foundation, may encroach into the rear and

- side yard setbacks only; provided, the structure is a minimum of five feet from both the rear and side lot lines.
- c. On corner lots, the minimum front setback requirement in a) shall be met along each street frontage.
 - d. Height. No detached accessory structure shall exceed the height of the primary structure with which it is associated.
 - e. Attached accessory structures. When an accessory structure is attached to a primary structure, it shall conform to all regulations of this ordinance applicable to primary structures.
5. Intermodal shipping containers (connex units). The use of a connex unit as an accessory structure is allowed in all zoning districts subject to the following:
- a. Except in the industrial and commercial districts, connex units shall be screened on sides facing abutting public streets by structures, landscaping, and/or fences at least as high as the unit.
 - b. Connex units must conform with all applicable standards of the Valdez Building Codes.
 - c. In commercial districts, connex units shall be located to the rear of all primary structures or alternately, meet the screening requirements of subsection 17.13.061.
 - d. In the RR, R1, R2, and NMU districts, connex units existing as of [date of adoption] on any size lot may continue as long as the screening requirements of subsection 17.13.061 are met by September 30, 2025.
 - e. Self-storage establishments in compliance with this ordinance are exempt from this section.
 - f. Loading or unloading a connex unit, or the use of a connex during a permitted construction project is exempt from this section, as long as the connex unit is removed promptly at the finish of the loading/unloading or construction activity.
 - g. In the RR, R1, R2, and NMU districts, connex units existing on [date of adoption] that are located between the front plane of the primary structure and the front property line shall be removed or relocated by September 30, 2025.
 - h. The provisions of this section do not apply to connex units incorporated into approved structures.

Chapter 17.09

Planned Unit Developments (PUDs)

17.09.010 Purpose and Applicability

- A. Purpose. A Planned Unit Development (PUD) is a type of conditional use permit that allows for design flexibility of the City's zoning dimensional standards with the intent to achieve better project design than could be otherwise achieved through the direct application of those standards. A PUD is different from a variance in that a PUD grants flexibility from ordinance standards in exchange for some community benefit pursuant to the review criteria herein. PUD designs and project elements shall align with the Comprehensive Plan in terms of community vision, land use compatibility, housing variety (as applicable), and environmental conservation.
- B. Applicability. The provisions of this section apply to applicants that seek development approval through the PUD process in the districts where a PUD is listed as an approved use. This section also applies to any changes to any previously approved PUD. Applicants may apply for PUD approval pursuant to the requirements of this section.
- D. Allowances. Applicants may seek regulatory relief or design flexibility from certain dimensional and use standards of the subject property's zoning district pursuant to the allowances and limitations of this section.
1. Lot Dimensions. Applicants may seek to reduce the lot dimensional standards of the property's zoning district, including lot area and width.
 2. Setbacks. Applicants may seek to reduce the building setback standards of the property's zoning district, however the resulting site plans and built conditions must effectively address snow storage.
 3. Height. Applicants may seek to increase the maximum building height of the property's zoning district.
 4. Land Uses. Applicants may propose any land use that is listed as a permitted ("P"), conditional ("C"), and/or accessory use ("A") in any district in the land use table pursuant to Section 17.06.060. For conditional uses, those uses must be specifically requested and approved as part of the PUD application process. The decision-making authority may assign additional limitations to those land uses as part of its final approval.
 5. Roadway Standards. Applicants may propose roadway and multiuse trail designs that may be different from the City's standard street sections; the designs shall effectively and safely accommodate the transportation modes they are intended to serve.
- E. Open Space. The City encourages designation of open space and conservation within PUDs; such designation is considered pursuant to PUD Criterion 1 in 17.09.020.B.1.
1. Residential Zones. For portions of the PUD with an underlying zone of RR, R1, R2, or NMU, five percent (5%) of those areas shall be designated as open space or conservation areas.
 2. Natural Features Priority. The applicant shall prioritize areas of the property that contain natural features for said open space designation. For the purposes of a PUD, "Natural Features" include wetlands, streams, lakes, rock outcroppings, native forest land, and high-value animal habitat pursuant to readily available public studies.

3. **Platting Requirement.** All designated open space and conservation areas within a PUD approval shall be assigned a parcel as part of the associated platting process. The Plat shall identify the parcel as open space and list the associated land use restrictions therein. The Planning Department shall apply this requirement as part of any subdivision application associated with the property with a PUD approval.
4. **Management.** All designated open space and conservation areas within a PUD shall be managed and maintained by a property owner or neighborhood association unless dedicated to the public during the platting process.
5. **Snow Storage.** Designated open space and conservation areas within a PUD do not count toward snow storage areas required pursuant to VMC Title 16.

17.09.020 Review Process and Application

- A. **Review Process Generally.** The City shall review applications for PUD approval as a conditional use permit pursuant to Section 17.04.060.
- B. **Review Criteria.** The Planning Department and the final decision-making authority shall evaluate whether the PUD application complies with the review criteria for conditional uses as specified Section 17.04.060 and the PUD criteria listed in this subsection in determining to approve, approve with conditions, or deny the request.
 1. **PUD Criterion 1 – Open Space:** The project design and spatial layout results in additional open space than could otherwise be achieved with the strict application of the zoning district standards. Open space that meets the standards of 17.09.010.E is required.
 2. **PUD Criterion 2 – Design Excellence:** The project is expected to achieve a better design than could be achieved with the strict application of the zoning district standards in terms of building architecture, pedestrian orientation/access, retaining natural features, and implementing the community vision as articulated in the comprehensive plan.
 3. **PUD Criterion 3 – Impact Mitigation:** The project applies buffering, vegetation, and building placement considerations as methods to mitigate potential adverse impacts onto neighboring properties that may be caused by a reduction in the required building setbacks, or an increase in building height.
- C. **Submittal Requirements.**
 1. **General.** Applicants shall provide the submittal items as specified in Section 17.04.060 in addition to the other submittal items listed in this subsection.
 2. **Narrative and Dimensional Standards.** The applicant shall provide project narrative that provides findings and responses to each of the PUD review criteria. The narrative shall also list the proposed dimensional standards (e.g., building setbacks, height) that would apply to all development activity within the PUD project boundaries. The narrative shall also list all the proposed land uses that would be allowed within the approved PUD project.
 3. **Plan Set.**
 - a. **PUD Master Plan.** This shall be a scaled drawing that depicts the proposed site layout, land use areas, vehicular and pedestrian circulation, open space and recreation areas, and any other information necessary to visually describe the proposed project. The master plan shall include a site statistics table listing the dimensional standards and allowable land uses that would apply to all future

development and land uses activities within the project boundaries. The site statistics data shall also identify the proposed land use areas within the PUD in terms of acreage, number of dwelling units, total proposed square-footage for non-residential uses, and open space area.

- b. Open Space and Conservation Plan. This shall be a scaled drawing depicting the spatial layout, access points, and configuration for all open space, conservation, and parks areas within the PUD. The Plan shall depict the conceptual site design for areas designated for open space, conservation, and/or park use. The Plan shall include a site statistics table that identifies the recreational uses/elements for each open space area and their land areas.
 - c. Roadway and Circulation Plan. This shall be a scaled drawing that depicts the typical cross sections for all typical roadways, alleys, and multiuse pathways within the PUD. The Plan shall provide the dimensional standards for each roadway/trail element (e.g., travel lane widths, sidewalk widths, on-street parking staff width). Cross sections are not required if the PUD follows the City of Valdez Standards and Specifications.
 - d. Utility Plan. This shall demonstrate the availability of city water and sewer connections or the suitability of the property for proposed sewer and water systems that have the capacity to support the proposed development.
 - d. Building Elevations. In lieu of the building elevation requirements of Section 17.04.060, the applicant may provide typical designs for buildings that would be constructed within the PUD boundaries. The elevations shall depict architectural elements such as windows, facade materials, and roof shapes.
- E. Rezones. The applicant may apply for a property rezone concurrently with a PUD application.
 - F. Phasing. A PUD may be proposed in phases, such that additional detail (including subdivisions, concurrent rezones, and site plans) may be approved after the initial PUD master plan approval. A PUD master plan for the entire project is required at the initial PUD approval stage.

Chapter 17.13

Site Development Standards

17.13.010. Purpose and Applicability

- A. Purpose. This chapter is intended to provide additional details on measurements and calculations used throughout this ordinance relating to site development and standards for site development that apply to all zoning districts.
- B. Applicability. This section applies to the establishment or expansion of all uses and structures.

17.13.020. Measurements and Calculations Methodology.

- A. Yards and setbacks. The following regulations supplement, define and restrict the meaning and intent of the yard and setback provisions set forth in VMC Title 17:
 - 1. Where setbacks are required, they shall be open and unobstructed. Fences, driveways, paved parking lots, and other non-obstructing uses of the property are permitted within the setback area.
 - 2. Unroofed landings, ramps, steps and decks may project into any required setback provided that they maintain a minimum five feet (5') of distance from the nearest property line is maintained and the structure is not located in an easement. No portion other than a handrail shall extend higher than eighteen inches above the finished grade level.
 - 3. Window sills, belt courses, cornices, eaves, and similar incidental architectural features may project into any required setback provided that a minimum five feet (5') of distance from the nearest property line is maintained.
- B. Building Heights. The following regulations supplement, define and restrict the meaning and intent of the building height provisions set forth in this title:
 - 1. Measurement of Building Height. The vertical distance measured from the average ground level prior to construction to the highest point of the building.
 - 2. Exempted Structures.
 - a. Roof structures (located on a rooftop) for the housing of elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain the building; fire or parapet walls, skylights, towers, flagpoles, chimneys, smokestacks, wireless masts or similar structures and necessary mechanical appurtenances may be erected above the permitted height limit of buildings but shall not be for the purpose of providing additional floor space.
 - b. Flag poles. The maximum height for a flag pole shall be 25 ft.
 - c. Light poles. Outdoor lighting, including street lights, shall be reflected downwards to reduce light pollution and glare in all districts. Outdoor lighting on freestanding poles shall not exceed 35' in height in residential and commercial districts. Outdoor lighting on freestanding poles shall not exceed 50' in height in industrial districts.

17.13.030. Snow Storage

- A. Purpose. This section is intended to establish basic standards and a review process to ensure adequate snow storage for new developments.
- B. Applicability. These provisions apply to all new or expanded developments except development of one detached dwelling unit, duplex, 2-unit townhouse, or accessory dwelling unit.
- C. Snow Storage Plan. A snow storage plan shall be submitted with all land use or permit applications involving new commercial, industrial, or multi-unit residential construction. The plan shall include:
 - 1. A sketch plan, to scale, showing the area(s) of the site to be used for snow storage. If applicable, any proposed off-site snow storage areas shall also be shown.
 - 2. Amount of parking spaces/area that will be taken up by snow storage, if any.
 - 3. Narrative description of the proposed snow storage plan. Include a description of winter parking demand if required off-street parking spaces are to be used for snow storage.
- D. Standards. The following criteria for snow storage shall be reviewed by Planning Staff during the land use application or zoning clearance review process.
 - 1. Impacts on required parking. Reductions in available parking spaces shall be offset by reductions in seasonal demand for parking.
 - 2. Adequacy of space. Enough snow storage area shall be designated to reasonably handle expected snow storage needs on the site. This includes snow from plowed areas and snow-shedding from roofs.
 - 3. Visibility at intersection(s) with public streets. The site visibility triangle described in section 17.13.065 shall be maintained.
 - 4. Use of publicly-owned snow storage lots, including the proposed means of safely transporting snow from the site to the snow storage lot. Capacity shall exist to accommodate the proposed snow storage, as determined by the public works director.
 - 5. Snow shedding. On all residential dwellings, and non-residential primary structures, roofs shall be designed to either:
 - a. Shed snow into a side or rear yard; or
 - b. Handle the snow load without shedding. Setback reductions are available for buildings with these types of roofs, as described in Table 17.06.070.a.
 - c. Snow shall not shed in a manner that blocks ingress or egress of the structure.

17.13.060. Parking and Loading.

- A. Purpose. This section establishes standards for the amount, location and development of motor vehicle parking, standards for bicycle parking, and standards for on-site loading areas. These regulations are designed to avoid parking shortages, to encourage compact development patterns, to accommodate redevelopment, and to recognize alternative modes of transportation.
- B. Applicability. The parking and loading standards in this section apply to all new development in the city, as well as changes of use and redevelopment.

C. Parking Lot Design Standards.

1. Dimensional Standards. Table 17.13.060.a provides the minimum parking lot dimensional requirements.

Table 17.13.060.a Parking Lot Minimum Dimensional Standards					
Parking Angle	Drive Aisle One-Way Width	Drive Aisle Two-Way Width	Stall Width	Stall Depth	Wheel Curb Offset
0-degrees / Parallel	12' 6"	24'	23'	8' 6"	N/A
45-degrees	12' 6"	24'	8' 6"	19'	1' 6"
60-degrees	18'	24'	8' 6"	19'	1' 6"
90-degrees	23'	24'	8' 6"	19'	1' 6"
Notes:					

1. Access.

- a. All motor vehicle parking lots shall be designed to allow vehicles to enter and exit the street in a forward motion. An exception may be allowed in cases where parking is provided abutting an alley.
- b. A tandem parking arrangement may be allowed only when provided in the following situations:
 - i. As part of an associated valet service; and/or
 - ii. As part of a multi-unit development where the set of tandem stalls are assigned to the same unit; and/or
 - iii. As part of designated employee parking.
- c. Motor vehicle parking lots shall provide for internal vehicle connections at logical locations between abutting parking lots and adjacent nonresidential and multi-unit properties. Exceptions to this standard are allowed to protect natural resources, where onerous topographic features exist, and to comply with design restrictions from other governing agencies.

2. Materials. Areas used for parking for more than two vehicles shall be graded and surfaced with a crushed rock, gravel, asphalt, or other suitable material that will provide for a surface that is stable and allowed to reduce dust and erosion.

3. Striping. Paved parking lots are required to be striped in accordance with Table 17.13.060.a.

4. Lighting. Artificial lighting which may be provided shall not shine or create glare in any property zoned RR, R1, R2, or NMU or any existing dwelling. Artificial lighting shall be positioned downward.

5. Electric Vehicle (EV) Charging Infrastructure. Where an EV charging station is provided, the adjacent parking shall be reserved for vehicles that can be electrically charged.

D. Motor Vehicle Parking Ratios.

1. Parking Ratios. Table 17.13.060.b provides the minimum required off-street parking spaces by land use.

Table 17.13.060.b Motor Vehicle Parking Ratios by Land Use (s)	
Land Use	Motor Vehicle Parking Ratio Standard (min.)
<i>Residential Categories</i>	
Assisted Living Facility	0.25 space per bed
Dwelling – Detached	2 spaces per unit
Dwelling – Manufactured Homes	2 spaces per unit
Dwelling – Attached	2 space per unit
Dwelling – Multi-unit	1.5 spaces per unit
Group homes and quasi-institutional facilities	0.25 space per bed
Shelter (e.g., homeless, victims, emergency)	0.25 space per bed
Worker Housing	0.5 spaces per unit
Hotels	0.5 spaces per unit
Rental Cabins	1 space per unit
Notes: 1. INSERT	

3. Administrative Reductions. The Planning Director shall have the authority to grant reductions to the minimum number of off-street parking spaces for a site. Applicants proposing a parking reduction shall provide documentation, including quantitative analysis, that justifies the proposed number of parking spaces based on the site and proposed land use(s). Factors to be considered when reviewing the proposed parking demand shall include, but not be limited to the follow:

- a. Size of building
- b. Type of use
- c. Number of employees
- d. Projected volume of delivery or service vehicles
- e. Projected frequency and volume of delivery or service vehicles
- f. Number of company owned vehicles
- g. Storage of vehicles on site
- h. The availability of street parking within the project vicinity
- i. The availability of on-site bicycle parking
- j. Shared Parking. Use of Parking Spaces by More Than One Establishment. Notwithstanding the previous subsection, required parking spaces may serve more than one establishment on the same parking lot; provided, that sufficient evidence is

presented which shows that the normal hours of operation of such establishments do not overlap.

4. **Parking Stall Use.** Required parking spaces shall be available for the parking of passenger automobiles of residents, customers, patrons and employees only, and shall not be used for storage of vehicles or materials or for the parking of trucks used in conducting the business or use.
5. **Location to Use.** Off-site parking facilities may be used to supplement required off-street parking. Such parking must be located within six hundred feet of the use to which they are accessory, measured from nearest point to nearest point using parcel lines.
- E. **Accessible Parking Spaces.** Parking shall be provided consistent with the American with Disabilities Act (ADA) requirements, including, but not limited to, the minimum number of spaces for automobiles, van-accessible spaces, location of spaces relative to building entrances, accessible routes between parking areas and building entrances, identification signs, lighting, and other design and construction requirements.
 1. **Applicability.** All off-street parking must comply with ADA parking space requirements.
 2. **ADA Parking Amount and Design.** All off-street parking lots must provide ADA-accessible parking spaces in accordance with the most current ADA Standards for Accessible Design.
- F. **Bicycle Parking.** Bicycle parking encourages shoppers, customers, employees, and other visitors to use bicycles by providing a convenient and readily accessible place to park and secure bicycles. Bicycle parking should be placed near main entrance(s) of a building and should be accessible to pedestrians and bicyclists.
 1. **Quantity.** All new uses/developments shall provide bicycle parking racks, spaces, or similar features to allow bicycles to be securely attached to the apparatus as follows:
 - a. Multi-unit dwellings: minimum two spaces
 - b. Commercial uses: minimum two spaces
 - c. Industrial uses: minimum spaces to be determined by the Planning Director or designee.
 - d. All other uses: minimum of two spaces.
 2. **Location.**
 - a. For sites with one primary building, the bicycle parking shall be within 50 feet of the main entrance to the building.
 - b. For sites with more than one primary building, the bicycle parking shall be distributed evenly amongst the primary buildings and shall be within 50 feet of a main entrance
 3. **Design.**
 - a. Bicycle racks or similar features shall be provided with the primary purpose to allow bicycles to be securely attached to the apparatus. Sign poles, planters, and utility poles shall not be considered bicycle parking racks or used to satisfy the bicycle parking requirement.
 - b. Bicycle rack design shall accommodate a high security, U-shaped lock.
 - c. Bicycle racks shall be constructed using durable finishes that are not damaged by the constant abrasion from bicycles.

G. Loading.

1. Purpose. This section is intended to establish basic standards and a review process for loading spaces for businesses to ensure that adequate space is provided in a location that does not obstruct traffic or impact pedestrian safety.
2. Applicability. Loading space shall be provided for non-residential new construction or additions greater than 5,000 square feet. Loading spaces are not required for existing buildings that are subject to a change of use.
3. Loading Plan. A loading plan shall be submitted with all land use or permit applications involving new commercial, industrial, or multi-use construction. The plan shall include:
 - a. A sketch plan, to scale, showing the area to be used for loading and deliveries.
 - b. Narrative description of the types of deliveries, typical vehicles making deliveries, timing and frequency of deliveries.
4. Standards. Staff shall review loading plans against the following criteria on a case-by-case basis during the land use application and/or permitting process.
 - a. Adequacy of loading space based on the typical vehicles used for deliveries.
 - b. Impact on traffic and right-of-way based on the frequency, timing, and duration of deliveries.
 - c. Impact on pedestrian access to the business.
 - d. Loading spaces shall not hinder the movement of vehicles and pedestrians over a street, alley or sidewalk.
 - e. Loading spaces shall not create a safety hazard for pedestrians or vehicles within a site.

H. Parking on Residential Lots.

1. The following may be parked and stored outside on a residential lot according to the zoning district in which the property is located: commercial vehicles, boats, recreational vehicles, utility trailers, or small heavy equipment for snow removal such as skid steers or tractors. Additional vehicles or equipment may be permitted if associated with an approved home occupation:
 - a. RR district: maximum of 6
 - b. R1 district: maximum of 4
 - c. R2 district: maximum of 2 per unit
 - d. NMU district: maximum of 4
2. The above vehicles shall be maintained in a safe and orderly manner and separated by at least 5 feet from any property lines.
3. ATVs, UTVs, side-by-sides, and snow machines are excluded from the above requirements.

17.13.061 Outdoor Storage.

A. Outdoor storage accessory to a commercial or industrial use.

Outdoor storage of goods, equipment, and/or materials accessory to a commercial or industrial principal use shall be allowed subject to the following standards:

1. Each outdoor storage area shall not be located closer to the front property line than the front façade of the principal building.
2. Goods stored in an approved outdoor storage area shall be limited to those sold or used on the premises as part of an associated primary use.
3. Each outdoor storage area shall be screened from view from all property lines and adjacent rights-of-way by an opaque fence or wall between six and eight feet in height. The fence or wall may exceed eight feet in height where the difference in grade between the right-of-way and the outdoor storage area makes a taller fence or wall necessary to effectively screen the area.
4. Landscaping. A landscaped earth berm may be used instead of or in combination with a required fence or wall, provided it meets the same height requirements.
5. No goods, equipment, and/or materials may be stored in areas required for vehicular or pedestrian circulation or parking.

B. Outdoor storage accessory to a residential use.

Outdoor storage of equipment, recreational vehicles, and other materials accessory to a residential use shall be allowed subject to the following standards:

1. The outdoor storage shall not include junk vehicles pursuant to VMC Title 8.
2. Construction and landscaping materials and equipment are allowed if these are used or intended for use on the premises within a period of six (6) months, unless there is an active building permit issued for improvements on the property, or as otherwise approved by the Planning Director.
3. Any outdoor storage shall not become a nuisance as defined in VMC Title 8.

C. Intermodal shipping container (connex unit): see Accessory Structures section 17.08.050.

17.13.065. Intersection Sight Visibility.

- A. Purpose. Sight visibility triangles are designated areas located near streets and/or commercial driveway intersections that shall be free from visual obstruction to maintain safe visibility for vehicles, bicyclists, and pedestrians.
- B. Applicability. All property shall maintain sight visibility triangles as described in this section.
- C. Establishment. Sight visibility triangles shall be provided on all corners at the intersection of any public or private street with another street, an alley or non-residential driveway.
- D. Limitations.
 1. No structure, object, and/or vegetation shall be placed and/or maintained in a manner which materially impedes the visibility from a street, alley or driveway of lawfully oncoming traffic from any direction in the intersecting public street.

2. On corner lots, no fence, wall, hedge or other planting or structure that will impede visibility between a height of two feet six inches and eight feet above the centerline grade of the intersecting streets shall be erected, planted, placed or maintained.
 3. No vehicle so impeding visibility shall be parked within the sight visibility triangles.
 4. If the relation of the surface of the lot to the street is such that visibility is already obscured, nothing shall be done to increase the impediment to visibility within the vertical and horizontal limits set forth above.
- E. Sight Visibility Triangle Designation. Sight visibility triangles shall be designated pursuant to figure 17.13.065.1 below.
1. Points of intersections shall be measured along the constructed street or sidewalk.

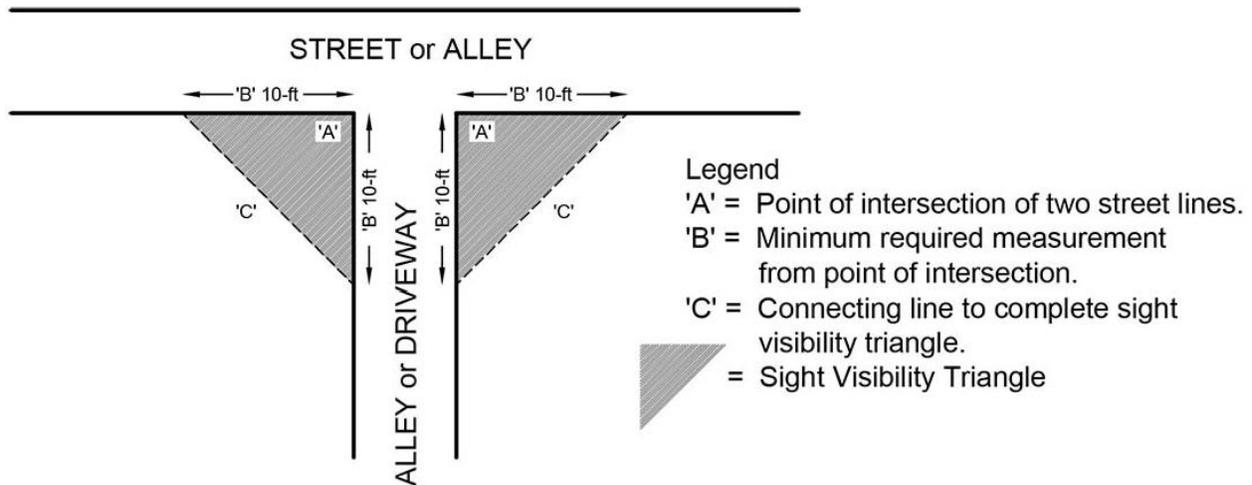


Figure 17.13.065.1 – Sight Visibility Diagram.

- F. Exemptions. The following exemptions may apply to intersection sight visibility standards.
1. Fences up to 2.5 feet in height. Transparent fences that are taller than this, including chain link, wrought iron, and similar styles, may be exempt so long as visibility is maintained through the fence.
 2. Official traffic and street signs, including wayfinding signage approved by the Planning Director, or designee, in the right-of-way.
 3. Fire hydrants, uncovered benches, and traffic control devices in the right-of-way.
 4. Utility poles and one utility transmission or control device in the right-of-way.

17.13.070. Fences and Walls.

- A. Purpose. The purpose of this section is to regulate the location, height, materials, and maintenance of fences, gates, and walls to prevent the creation of nuisances, allow for privacy, maintain access to light and air, and to protect the safety and general welfare of the public.
- B. Applicability. Fences or walls shall be constructed and maintained pursuant to this section.
- C. Design Standards.
 1. Front Yards.

- a. Residential Zoning Districts. Fences and walls within the required front setback areas shall be limited to four (4) feet in height. This limitation shall not apply to retaining walls intended to hold soil and/or to allow for site grading.
 - b. Commercial and Mixed-Use Zoning Districts. Fences and walls within the required front setback areas, shall be limited to eight (8) feet in height. This limitation shall not apply to retaining walls intended to hold soil and/or to allow for site grading.
 - c. Industrial Zoning Districts. Unrestricted.
2. Other Lot Locations. Fences and walls shall be limited to nine feet in height for other locations on the lot which are outside of the front setback.
 3. Adjacent Right-of-Way. Fences and walls shall not be constructed in the right-of-way except for masonry or concrete retaining walls, and then only to a height not exceeding six inches above the grade such wall is constructed to retain and with an approved right-of-way permit, pursuant to title 12.
 4. Post Spacing. Fence posts shall not exceed ten feet in spacing.
 5. Measurement of Fence, Hedge, and Wall Height.
 - a. General. For the purposes of this title, fence, hedge, and wall height shall be measured as the vertical distance from the ground elevation or finished grade of the property on which the fence, hedge, or wall is erected or planted to the highest point of the fence, hedge, or wall. To allow for variation in topography on a lot, the height of a fence, hedge, or a wall may vary up to six inches.
 - b. Difference in Grade Height between Two Lots. Where there is a difference in the ground elevation or finished grade between two adjoining parcels of less than two feet, the height of any fence or wall constructed along the common property line shall be determined by using the finished grade of the highest contiguous parcel (see [Figure 3-6](#)). When there is a difference in the ground level between two adjacent parcels of two feet or more, the height of a fence or wall shall be determined by the Planning Director. The Planning Director shall consider the physical and visual height impact on abutting properties.
6. Materials.
 - a. Allowed Materials. Fences or walls may be constructed of any of the following standard fencing materials: wrought iron, brick, concrete block, plastic, vinyl, chain link, metal wire, or wood products that are typically pre-fabricated and are commercially available.
 - b. Barbed wire and Electrical Strands. Barbed wire or electrical strands or similar type of fencing may be allowed pursuant to the following:
 1. Barbed wire and electrical strand fencing, where allowed, shall be limited to eight feet in height.
 2. Barbed wire and electric strand may be used on security fences for agricultural, livestock keeping, industrial, institutional, and commercial operations.
 3. Barbed wire or electrical strands or similar type of fencing may be used when specifically authorized in conjunction with a conditional use permit and/or a variance.

- c. Any departure of materials required by this section shall require the approval of the Planning Director.

7. Maintenance. All fences and walls shall be maintained in good repair and all surfaces thereof shall be kept painted or have similar protective coating where customarily necessary. Any departure from the materials prescribed by this section shall require the approval of the Planning Director or designee.

17.13.090 Signs.

A. Purpose. The purposes of this sign code are to promote:

1. The protection of the health, safety, property and welfare of the citizens of Valdez, and vision of the community;
2. Commercial and civic communications that accommodate the need of the community to convey information to the public;
3. The protection and enhancement of the historic charm and natural beauty, and the visual character and identity of the community, by the thoughtful placement and design of signs;
4. Flexibility for creative and innovative sign designs;
5. The proper maintenance of signs; and
6. Consistency with the goals and objectives of the Valdez Comprehensive Plan.

B. General Provisions.

1. A sign permit shall be obtained from the Planning Department before any sign is installed in any district, except for those signs exempted from the permit requirement by this section.

C. Definitions.

The following terms, as used in this section, shall have the meanings stated. For the purpose of this section, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

Awning sign. A building sign attached to, affixed to, or painted on an awning.

Banner sign. A sign made of fabric or other similar nonrigid material with no enclosing framework or electrical components that is supported or anchored on two or more edges or at all four corners.

Billboard. An off-premises sign intended by the sign owner to be available for sale, lease, or rental for the purpose of promoting any commercial activity which is not situated on the same property as the billboard or of promoting any product or service which is not primarily available on the same property as the billboard; and incidentally used for the display of public service messages.

Building sign. A building sign is attached to or supported by a building whether it is the wall, window, or roof of the building. This sign type includes awning, canopy, projecting, roof, and wall signs.

Electronic Message Board (EMB). A sign that can display words, symbols, figures, or images that can be electronically changed by remote or automatic means.

Flag. Any fabric or flexible material attached to or designed to be flown from a flagpole or other similar structure.

Freestanding sign. A sign on a frame, pole, or other, support structure not attached to any building. This sign type includes pylon, post and arm, and monument signs.

Lawn Signs. A freestanding sign made of lightweight materials such as cardboard or vinyl that is supported by a frame, pole, or other support structure placed directly in the ground without foundation or other anchor.

Monument sign. A freestanding sign supported primarily by an internal structural framework or integrated into landscaping or other solid structural features other than support poles.

Off-Premise sign. A sign whose message is unrelated to the premises or the activity and use occurring on the premises on which the sign is located.

On-premise sign. A sign whose message is related to the premises or the activity and use occurring on the premises on which the sign is located.

Permanent sign. A sign structure that is intended for permanent display due to the construction, materials, placement, or installation. See also building and freestanding sign definitions.

Portable sign. A movable sign that is not attached to a structure or the ground. Portable signs include A-boards, portable reader boards, and similar signs

Projecting sign. A type of building sign extending outward from the face of the building.

Sign. A device, structure, or fixture which communicates a message using words, graphics, letters, figures, symbols, trademarks, or other visual representations. Painted wall designs or patterns are not considered signs.

Sign face. The sign face is that portion of a sign upon which the message, advertisement or similar display is presented, as distinguished from the structural members.

Snipe sign. A sign which is attached to a public utility pole, light fixture poles, canopy supports, or the supports for another sign.

Temporary sign. A sign constructed of cloth, canvas, vinyl, paper, cardboard, plywood, fabric, plastic, or other lightweight material that is neither permanently installed in the ground or permanently affixed to a building or structure. "Temporary signs" include but are not limited to, flags, lawn signs, banners, inflatable signs, and window signs.

Wall sign. A building sign mounted flat against a wall or painted on the wall of a building or structure with the exposed face of the sign in a plane parallel to the face of the wall.

D Type and Size Permitted.

1. The surface area of a sign shall be computed as including the area comprising the entire display but not including forming parts of the display such as frames or standards. The area permitted is the total for all signs on the premises unless otherwise provided.
2. For residential dwellings, the following type and size of signs are permitted:
 - a. One non-illuminated wall sign per dwelling unit not exceeding four (4) square feet.
 - b. Temporary signs with the following conditions:
 - 1) Flags not exceeding fifteen (15) square feet each.
 - 2) Lawn signs not exceeding three (3) square feet each.

- 3) Banners not exceeding twelve (12) square feet each.
 - 4) Window signs not exceeding twenty percent (20%) of the area of the window within which they are placed.
 - 5) Other temporary signs not exceeding twelve (12) square feet each.
- c. The total area of all temporary signs shall not exceed thirty (30) square feet per dwelling unit. Temporary signs are not counted in the total square footage of signage allowed at the dwelling unit.
 - d. One announcement sign or bulletin board not exceeding twenty (20) square feet for buildings used for purposes other than as a dwelling including assembly halls, community buildings, and religious institutions; child care facilities; and schools. Such sign shall be located at least five feet back from the front property line and on a lot under the same ownership as the primary use. Announcement signs shall not be located in the right-of-way nor within any sight visibility triangle.
 - e. One sign not exceeding six (6) square feet in area for the purpose of advertising the sale or lease of a building or premises.
 - 1) When a residential lot abuts on more than one street, one such sign may face each street, providing no sign at or near the intersection may obstruct free and clear vision of such involved streets.
 - f. Schools in the RR, R1, R2, and NMU districts may have one free-standing sign not exceeding 60 square feet located at least five feet (5') from the front property line in addition to the announcement sign permitted in subsection 2(d) above.
3. For non-residential or dwelling uses, the following type and size of signs are permitted:
- a. If there is one business establishment in a building, that business may have three (3) signs, with a maximum total area per sign of three (3) square feet for every lineal foot of primary building façade. Each business is allowed only one (1) freestanding sign.
 - b. If two or more business establishments are located in the same building, each business may have two signs, with a maximum area per sign of three (3) square feet for every linear foot of primary building frontage. Each business is allowed only one (1) freestanding sign.
 - c. Temporary signs with the following conditions:
 - i. Flags not exceeding fifteen (15) square feet each
 - ii. Lawn signs not exceeding six (6) square feet each
 - iii. Banners not exceeding twenty-four (24) square feet each
 - iv. Window signs not exceeding twenty percent (20%) of the area of the window within which they are placed.
 - v. Other temporary signs not exceeding twelve (12) square feet each.
 - vi. The total area of all temporary signs shall not exceed thirty (30) square feet per business or the sign area permitted in Subsection 3(a) or (b) above, whichever is less. Temporary signs are not counted in the total square footage of signage allowed at the site.
 - d. Signs directing and guiding traffic and parking on public or private property, but bearing no advertising matter.

- e. Signs may be electronic, but shall not blink, flash, or simulate movement so as to create distraction or a hazard to the public health, safety, or welfare. Light from such signs shall not have a brightness level that exceeds 0.3 foot-candles above ambient light as measured from the property line.
4. Height: Maximum sign height is fourteen (14) feet or the height of the primary structure on the parcel, whichever is less.
- E. Commercial Marijuana Signs. Commercial marijuana facilities are subject to the requirements of this section to the extent that they are more restrictive than those set out in Section 3 AAC Article 3.
- F. Electronic Message Boards (EMB).
 1. EMBs are allowed when associated with the following permitted uses: educational institution, religious institution, library, museum, cultural institution, and government offices/services.
 2. Each property shall only be permitted one EMB.
 3. EMBs shall only be permitted on freestanding signs, and must adhere to the freestanding sign height standards.
 4. EMBs shall comply with size restrictions as set forth in this section.
 5. Display.
 - a. EMBs shall maintain no less than an eight second dwell time for any images and messages.
 - b. Any change from one static display to another must be instantaneous and shall not include any distracting effects, such as dissolving, spinning, or fading. Animation, motion, or video displays are prohibited.
 - c. No EMB shall have a brightness level that exceeds 0.3 foot-candles above ambient light as measured from the property line.
 - d. EMBs may use multiple colors within the display, but the use of color shall not create distraction or a hazard to the public health, safety, or welfare.
 6. Operation. EMBs shall be equipped with a means to immediately discontinue the display if it malfunctions. The owner of the EMB must immediately cease operation of the EMB when notified by the city that it fails to comply with the standards of this section.
- G. Signs allowed without permits.
 1. Signs for home occupations and short-term rentals.
 2. City-issued memorial signs and plaques.
 3. Legal notices, traffic signs, informational signs, historic signs or directional signs erected by government bodies and signs required by law.
 4. Notices and warning signs of not more than two (2) square feet each in area, i.e., vacancy, no trespassing, beware of dog.
 5. Signs advertising subdivision tract developments of two (2) or more acres, not exceeding thirty-two (32) square feet and limited to one (1) such sign per street frontage.

6. Sandwich boards not exceeding twelve (12) square feet each provided that they do not exceed two (2) per business, and are located entirely on private property and in accordance with AS 19.25.105.
 7. Temporary Signs permitted under this section.
- H. Prohibited Signs. Unless otherwise and specifically authorized, the following signs are prohibited in all districts:
1. Signs within any sight distance triangle or right-of-way, unless otherwise authorized;
 2. Signs prohibited by state or federal law.
 3. Signs attached to, or placed on, vehicles or trailers which are parked or located for the primary purpose of displaying said sign (see also signs allowed without permits—vehicles with signs used in the normal course of business);
 4. Off-premises signs and/or billboards except the posting of temporary signs relating to civic events subject to the limitations of this section;
 5. Snipe signs;
 6. Portable signs;
 7. Any sign with incandescent lamp bulbs exposed to view, with or without internal or external reflectors.
 8. Banners, clusters of flags, pennants, ribbons, streamers, or balloons, except as allowed as temporary signs
 9. Suspended strings of spinners; twirlers or propellers; flashing, rotating (except barber poles) or blinking light; beacons; chasing or scintillating lights; flares, or signs containing elements creating sound;
 10. Abandoned signs or sign structures;
 11. Signs imitating or resembling a traffic-control sign, signal or device, or the light of an emergency vehicle; or which obstructs the visibility of any traffic or street sign or signal device.

Chapter 17.20

Nonconforming Situations

17.20.010 Purpose, Applicability, and General Provisions

- A. Purpose. The provisions of this Chapter are intended to establish the standards, allowances, and limitations relating to nonconforming situations. Nonconforming situations includes land use, structures, site improvements, signs, and lots/parcels that were legally established and remained in continuously existence but do not fully (or partial) comply with the current standards of VMC Titles 16 and 17. The City of Valdez intends to allow nonconforming situations to remain in operation/existence, allow for repairs and maintenance, and to allow for limited expansions thereto.
- B. Applicability. The provisions of this Chapter apply to nonconforming situations relating to land uses, structures, sites improvements, signs and lots/parcels that were lawful at the time they were established. These provisions do not apply to lots, land uses, structures, signs and other site improvements established in violation of the VMC.
- C. Nonconforming Situations Described. This Chapter recognizes the following nonconforming situations that may exist within the municipal limits.
 - 1. Nonconforming Uses. Land uses or land use activities that may exist within a zoning district that would not be allowed, or that would normally require special approval to establish, under the current code standards.
 - 2. Nonconforming Structures/Buildings and Other Site Improvements. Any building, structure, and/or site improvement that may exist which does not comply with the dimensional standards and/or building size limitations of the underlying zoning district (e.g., setbacks, building height, and similar standards). This also describes existing developments that do not fully comply with the standards of this code.
 - 3. Nonconforming Signs. Any sign or collection of signs on a given lot that does not comply with the code's size, area, and quantity limitations.
 - 4. Nonconforming Lots of Record. Any lot that may exist that does not comply with the minimum size or dimensional standards of district for which it is zoned. This also includes lots that do not comply with the zoning district's access and frontage requirements.
 - 5. Nonconforming Elements of an Approved Permit/Plan. Any site element and/or land use component that was legally allowed under a City of Valdez land use permit.
- D. Continuation, Repair, and Maintenance.
 - 1. Continuation. A legally established nonconforming situation may remain in existence; however, the provisions of Section 17.20.020 apply where a nonconforming land use is abandoned or ceases to operate.
 - 2. Lot. Any legally established nonconforming lot/tract may be used and developed pursuant to the use and dimensional standards of the current zoning district and the other applicable provisions of VMC Title 17. Said lot/tract shall also be subject to the use and development limitations pursuant to any plat in which it is a part.

3. **Repair and Maintenance.** Ordinary repairs and maintenance of nonconforming buildings/structures, building/structures supporting a nonconforming use, and nonconforming sites are allowed. This may include, but is not limited to, the repair/maintenance of walls, roofs, fixtures, wiring or plumbing. All repair and maintenance activities shall conform to the applicable Valdez Building Code standards and associated permit requirement. This allowance also includes activities that increase building/structural integrity, seismic ratings, energy efficiency ratings, and/or Americans with Disabilities Act (ADA) accessibility standards. The provisions of 17.20.030.D herein apply where a building is damaged due to a catastrophe.
 4. **Other Allowances.** Sections of this Chapter establish the allowances and limitations for other activities associated with each nonconforming situation.
 5. **Zoning Clearance.** The City shall determine whether a nonconforming situation was legally established and the allowances thereto as a zoning clearance review pursuant to Section 17.04.090.
- E. **Verification of Nonconforming Situation(s).** The Planning Director may verify whether a nonconforming situation was legally established by reviewing information submitted by the applicant, public records and other readily available information to reach a determination. The Planning Director, or designee, may conduct the initial investigation as part of the corresponding review process pursuant to Chapter 17.04. The Planning Director may request that the applicant provide evidence to be considered in the nonconforming determination, and it shall be the responsibility of the applicant to prove a nonconforming situation was legally established. The following items may be used in confirming a nonconforming situation:
1. Building and other land use permits.
 2. Zoning maps and past Municipal Code editions.
 3. Property tax records.
 4. Land surveys with surveyor's seal.
 5. Recorded plats.
 6. Lease agreements relating to the subject use/property.
 7. Utility bills relating to the subject use/property.
 8. Insurance policies and/or mortgage contracts for the subject property.
 9. Aerial photography.
 10. Historic land use and/or insurance maps (e.g., Sanborn® Fire Insurance Maps).
 11. Business Licenses.
 12. Witness affidavits.

17.20.020 Nonconforming Uses.

- A. **General.** A nonconforming use that was legally established according to the zoning ordinance in effect at the time the use was established shall be subject to the standards herein.
- B. **Continuation.** A nonconforming use may continue to operate on the lot where it was legally established provided the use remained in continuous operations pursuant to this section.

- C. Discontinuation Clause. Where a nonconforming use ceases to operate on its lot for a period of twelve consecutive months, any subsequent use of land shall conform to the regulations specified in VMC Title 17 for the zoning district in which the land is located.
- D. Intensity/Density Limitations. A nonconforming use may not be expanded, enlarged, or increased in a manner that would increase its noncompliance with VMC Title 17; unless allowed by this Chapter.
- E. Moving. Nonconforming uses shall not be moved, in whole or part, to any other portion of the lot on which it was originally established.
- F. Nonconforming Detached and Attached Dwellings. Legally existing nonconforming detached and attached dwellings, including manufactured and mobile homes, shall be allowed to remain in existence and are not subject to the expansion limitations or discontinuation clauses of this Chapter. All building additions shall conform to the dimensional standards of the zoning district. No additional units therein may be added unless specifically allowed in the zoning district.
- G. Expansions of a Nonconforming Use. A nonconforming use may only be expanded pursuant to the following standards.
 - 1. Administrative Allowances. Applicants may request a one-time expansion of a nonconforming use as an Administrative Adjustment pursuant to Section 17.04.070 and subject to the review criteria therein. If the request is granted, the City shall not consider future applications for the same use to expand. Said expansions may not exceed five percent of the area the nonconforming use occupies at the time of application.
 - 2. Other Allowances. Applicants may request other expansions of a nonconforming use as a Variance pursuant to Section 17.04.070 and subject to the review criteria therein. Applications under this provision shall be limited in scale and not exceed ten percent of the area the nonconforming use occupies at the time of application.

17.20.030 Nonconforming Buildings, Structures and Site Improvements.

- A. General. A nonconforming structure, building or other site improvement that was legally established according to the zoning ordinance in effect at the time the structure was built shall be subject to the standards herein.
- B. Continuation. A nonconforming structure, building or other site improvement may remain on the lot and may continue to be inhabited pursuant to the applicable standards of VMC Title 17 and applicable Valdez Building code.
- C. Expansions, Enlargements, and other Modifications. A nonconforming structure, building, or other site improvement may be expanded, enlarged, modified, or moved pursuant to the standards of VMC Title 17 and the Valdez Building Code (including the dimensional standards of the zoning district in which it is located). Requests to expand, enlarge or modify a building, structure, or other site improvement that would increase its nonconformity, shall be reviewed as a variance or administrative adjustment pursuant to Section 17.04.070.
- D. Damage and Catastrophes. In the event a nonconforming structure, building, or other site improvement is damaged to an extent of more than fifty percent of its assessed value at the time of destruction, it may only be reconstructed in conformity with the provisions of VMC Title 17, the Valdez Building Code, and/or its associated land use permit (e.g., Conditional Use approval).

- E. Repair and Maintenance. Repair and maintenance activities are allowed pursuant to 17.20.010.D herein.

17.20.040 Nonconforming Signs.

- A. General. A nonconforming sign that was legally established according to the zoning ordinance in effect at the time the sign was built shall be subject to the standards herein.
- B. Continuation. A nonconforming sign may remain on the lot.
- C. Expansions, Enlargements, and other Modifications. A nonconforming sign be expanded, enlarged, modified, or moved only in a way to conforms to the standards of VMC Title 17 and the Valdez Building Code (e.g., area limitations, setbacks, and structural integrity standards). Requests to expand, enlarge or modify a sign that would increase its nonconformity, shall be reviewed as a variance or administrative adjustment pursuant to Section 17.04.070.
- D. Sign Face/Text. The face/text of a nonconforming sign may be modified to reflect a new business, tenant, or destination on the lot/tract in which it is located so long as the original area is not increased. Face/text modifications shall comply with applicable Valdez Building Code standards.

17.20.050 Nonconforming lots of record.

- A. General. A nonconforming lot/tract that was legally established prior to the effective date of VMC Titles 16 and 17 shall be subject to the standards herein.
- B. Use and Continuation. A nonconforming lot may be used and built upon pursuant to the following:
 - 1. Zoning, Site Specific, and Site Development Standards. Buildings, structures, and uses shall comply with the applicable zoning dimensional standards, site specific standards, and site development requirements pursuant to VMC Title 17. These may include, but not limited to, building setback requirements, structure height limitations, and buffering standards.
 - 2. Building Code. Buildings, structures, and site improvements shall comply with applicable Valdez Building Code requirements.
 - 3. Legal Access. Building permits for construction on nonconforming lot may only be granted where the applicant demonstrates there is legal access to the property for both the intended property occupants and emergency responders. This may include direct street frontage, access easements, or other legal instruments.
 - 4. Contiguous Property of Same Ownership. If two or more existing lots of record with continuous frontage are contained in a single ownership, the lands involved will be considered to be an undivided parcel and no portion shall be used or sold which does not meet the area and width requirements. Any such series or combination of land ownership shall be required to replat the property in order to conform to the existing requirements.
- C. Platting Activities. Any subdivision activity involving a nonconforming lot shall only be allowed where the resulting lots/parcels/tracts meet the size and dimensional standards the current zoning district and associated standards listed in VMC Title 16.

Section 2. This ordinance shall take effect immediately upon adoption by the Valdez City Council.

PASSED AND APPROVED BY THE VALDEZ CITY COUNCIL THIS _____ day of _____, 2024.

CITY OF VALDEZ, ALASKA

Sharon Scheidt, Mayor

ATTEST:

Sheri L. Pierce, MMC, City Clerk

APPROVED AS TO FORM:

Jake Staser, City Attorney
Brena, Bell, & Clarkson, P.C.

First Reading:
Second Reading:
Adoption:
Ayes:
Noes:
Absent:
Abstain:

Title 17
ZONING

Style Definition: TOC 1

Style Definition: TOC 2

Table of Contents

Chapter 17.01 General Provisions.....	6
17.01.010 Title.....	6
17.01.020 Purpose and Applicability.....	6
17.01.030 Comprehensive Plan.....	6
17.01.040 Other Plans.....	6
17.01.050 Code and Land Use Interpretations.....	6
17.01.060 Conflicts with Other Regulations.....	6
17.01.070 Emergency Situations.....	6
Chapter 17.02 Definitions.....	7
17.01.010 Purpose and Applicability.....	7
17.02.030 Definitions—Generally.....	7
Chapter 17.03 Reserved.....	1746
Chapter 17.04 Administration and Enforcement.....	1817
17.04.010 Purpose and Applicability.....	1817
17.04.020 Decision-making Authorities.....	1817
17.04.030 Review Matrix.....	1918
17.04.031 – 17.04.034 Reserved.....	2120
17.04.035 Schedule of fees, charges and expenses.....	2120
17.04.036 Permit Applications.....	2120
17.04.037 Permit and Application Records.....	2120
17.04.038 – 17.04.039 Reserved.....	2120
17.04.040 Comprehensive Plan Amendments.....	2120
17.04.041 – 17.04.049 Reserved.....	2322
17.04.050 Zoning Ordinance Text and Map Amendments.....	2322
17.04.051 – 17.04.059 Reserved.....	2524
17.04.060 Conditional Use Permits.....	2524
17.04.061 – 17.04.069 Reserved.....	2928
17.04.070 Variance and Administrative Adjustments.....	2928
17.04.071 – 17.04.089 Reserved.....	3230
17.04.090 Zoning Clearance Review.....	3230
17.04.100 – 17.04.119 Reserved.....	3234
17.04.120 Temporary Land Use Permits.....	3234
17.04.121 – 17.04.129 Reserved.....	3634
17.04.130 Pre-Application Meeting.....	3634
17.04.131 – 17.04.139 Reserved.....	3635
17.04.140 Appeals.....	3635
17.04.151 – 17.04.159 Reserved.....	3836
17.04.160 VMC Title 17 Violations.....	3836
2. Civil remedies and enforcement powers.....	4039
17.04.161 – 17.04.179 Reserved.....	4140
17.04.180 Public hearings and notification requirements.....	4140
17.04.181 – 17.04.189 Reserved.....	4240
17.04.190 Annexation.....	4240
Chapter 17.05 Reserved.....	4341
Chapter 17.06 Zoning Districts.....	4442
17.06.011 – 17.06.019 Reserved.....	4442

17.06.020	Official maps.....	4442
17.06.021 – 17.06.029	Reserved.....	4442
17.06.030	Interpretation of boundaries.....	4442
17.04.131 – 17.04.139	Reserved.....	4543
17.06.040	Zoning Districts.....	4543
17.06.041 – 17.06.059	Reserved.....	7067
17.06.060	Uses Not Specifically Listed.....	7067
17.04.161 – 17.04.169	Reserved.....	7168
17.06.070	Dimensional and Intensity Standards.....	7168
17.06.100	Planned Resort District (PR) Standards.....	7369
Chapter 17.07	Reserved.....	7672
Chapter 17.08	Specific Use Standards.....	7773
17.08.010	Purpose and Applicability.....	7773
17.08.011 – 17.04.019	Reserved.....	7773
17.08.020	Review Process and Application.....	7773
17.08.021 – 17.04.029	Reserved.....	7773
17.08.030	Residential and Housing Uses.....	7773
17.08.040	Nonresidential Uses.....	8177
E.	Child Care Facilities.....	8479
I.	Mining Operations.....	8580
J.	Wireless Communication Towers and Antennae.....	8580
17.08.041 – 17.08.049	Reserved.....	8782
17.08.050	Accessory Structures and Uses.....	8782
Chapter 17.09	Planned Unit Developments (PUDs).....	8984
17.09.010	Purpose and Applicability.....	8984
17.09.011 – 17.09.019	Reserved.....	9085
17.09.020	Review Process and Application.....	9085
Chapters 17.10 – 17.12	Reserved.....	9186
Chapter 17.13	Site Development Standards.....	9287
17.13.010	Purpose and Applicability.....	9287
17.13.011 – 17.13.019	Reserved.....	9287
17.13.020	Measurements and Calculations Methodology.....	9287
17.13.021 – 17.13.029	Reserved.....	9388
17.13.030	Snow Storage.....	9388
17.13.031 – 17.13.059	Reserved.....	9388
17.13.060	Parking and Loading.....	9388
17.13.061	Outdoor Storage.....	9792
17.13.070	Fences and Walls.....	9994
17.13.071 – 17.13.089	Reserved.....	10095
17.13.090	Signs.....	10095
Chapters 17.14 – 17.19	Reserved.....	10699
Chapter 17.20	Nonconforming Situations.....	107400
17.20.010	Purpose, Applicability, and General Provisions.....	107400
17.20.011 – 17.20.019	Reserved.....	108401
17.20.020	Nonconforming Uses.....	108401
17.20.021 – 17.20.029	Reserved.....	109402
17.20.030	Nonconforming Buildings, Structures and Site Improvements.....	109402
17.20.031 – 17.20.039	Reserved.....	109402
17.20.040	Nonconforming Signs.....	109402
17.20.041 – 17.20.049	Reserved.....	109402
17.20.050	Nonconforming lots of record.....	109402

Chapter 17.01 General Provisions

17.01.010 Title.

VMC Title 17 shall be known and cited as the “Zoning Ordinance of the City of Valdez, Alaska.” (Ord.

17.01.020 Purpose and Applicability.

- A. The purpose of VMC Title 17 is to regulate the use of land and improvements by districts in accordance with the city comprehensive plan. These zoning regulations are designed to provide for orderly development; to lessen street congestion; to promote ~~fire safety and public order~~ public safety; to protect the public health and general welfare; to provide ~~safe, aesthetic surroundings and living conditions~~ a high quality of life; to prevent ~~overcrowding~~; and to stimulate systematic development of transportation, ~~water, sewer, school~~ public utilities, educational facilities, parks, and other public facilities.
- B. No building or land within the city shall ~~hereafter~~ have the existing use altered, used or occupied, and no building or part thereof shall be erected, moved or altered unless in conformity with the applicable provisions specified in VMC Title 17.
- C. Approval Required to ~~E~~ Insure Conformance. To ensure that public uses and structures conform to the general community pattern and to regulations governing private uses and development, agencies of the federal government, the state and the city shall submit plans and receive approvals in conformance with the requirements outlined in ~~VMC Title 17~~ this title.
- ~~D. Private Use of Public Property. Whenever private use is made of any public land or public structures, such use shall fully conform to the regulations set forth in VMC Title 17.~~

17.01.030 Comprehensive Plan.

- A. The Comprehensive Plan of the City of Valdez is the primary policy document to guide land use, transportation, conservation, public services, and capital investment decisions within the city. The zoning districts and associated development standards herein, are intended to implement the goals and policies from the comprehensive plan. The comprehensive plan serves as the guiding document for the zoning ordinance. The provisions of VMC Title 17 have been developed according to the goals and policies of the Plan.
- B. The ~~comprehensive p~~ lan shall provide guidance for actions including, but not limited to, rezoning as referenced herein.

17.01.040 Other Plans.

- A. Other long-range planning documents may be adopted by the City, such as the Local Hazard Mitigation Plan, plans for small areas of the city, and more.
- B. These plans provide context and guidance for land use and development decisions enabled by VMC Title 17.

17.01.050 Code and Land Use Interpretations.

In their interpretation and application, the provisions of VMC Title 17 shall be minimum regulations and shall apply uniformly within each district, each class or kind of building, structure, land, or water area, except as hereinafter specifically provided.

17.01.060 Conflicts with Other Regulations.

When ~~ever~~ the requirements of VMC Title 17 are at variance with the requirements of any other lawfully adopted ordinance of the city, those imposing the higher standards shall apply.

17.01.070 Emergency Situations.

During a local disaster emergency declaration under AS 26.23.140 or a state disaster emergency declaration under AS 26.23.020(c), provisions of VMC Title 17 may be waived by the city manager or designee if deemed necessary to restore order. See VMC 9.36.060 for emergency declaration information.

Chapter 17.02

Definitions

17.01.010 Purpose and Applicability.

- A. Purpose. The purpose of this Chapter is to define specific and notable terms for VMC Title 17 of the VMC.
- B. Applicability. For the purposes of VMC Title 17, the following terms, words and phrases shall have the meanings respectively ascribed to them by this Chapter.
- C. Interpretation. The Planning Director shall have the authority to determine the interpretation or usage of words or terms used in VMC Title 17, subject to appeal as set forth in Table 17.04.030.a Review Matrix. Any person may request an interpretation of any word or term by submitting a written request to the Planning Director.

17.02.030 Definitions—Generally.

The following defined the terms, words, and phrases as they apply to VMC Title 17. ~~For the purposes of this title, the following words and phrases shall have the meanings respectively ascribed to them by this section. When a word or term is not specifically stated, the city manager or designee shall have the authority to interpret the meaning or description most comparable, subject to appeal to the planning and zoning commission, then city council.~~

“Abut” means to physically touch or border upon; or to share a common property line.

“Access” means a way or means of approach to provide legal and physical entrance to a lot.

“Accessory Dwelling Unit” means a residential dwelling unit smaller and clearly subordinate to a primary dwelling unit(s) located on the same lot, which is ~~an~~ attached or detached ~~addition to an existing primary structure.~~

“Accessory use, building, or structure” means a use or structure incidental and subordinate to the ~~main primary~~ use of the property and located on the same lot as the ~~main primary~~ use or uses. ~~An accessory use can be one listed as permitted, conditional or accessory in the zoning district in which it is located.~~

“Adult Entertainment use” means any business that meets the definition of “business that offers adult entertainment” as specified in AS 23.10.350(f).

“Agricultural ~~activity~~” means farming, including plowing, tillage, cropping, installation of best management practices, seeding, cultivating, or harvesting for the production of food and fiber products (except commercial logging and timber harvesting.)

“Alteration” means any change, addition or modification in the construction, location, occupancy or use classification.

“Animal boarding, kennels, and shelters” means any premises, ~~except where accessory to an agricultural use (e.g., a dog kennel on a farm),~~ where domestic animals, such as dogs and cats, are boarded, trained, or bred.

“Animal hospital and veterinary practices” means a place where animals or pets are given medical or surgical treatment and are cared for during the time of such treatment. Use as a kennel shall be limited to ~~short-time term~~ boarding and shall be only incidental to such hospital use.

“Animal husbandry” means the use of land for dairying, animal raising, and pasturage and the necessary accessory uses; provided, however, that such accessory uses shall be secondary to that of normal animal husbandry activities.

“Aquaculture and mariculture operation” means any establishment or facilities where aquatic plants and animals are cultivated.

~~“Artisan Manufacturing” means an establishment where hand tools, mechanical tools and electronic tools are shared or individually used for the manufacture of artisan finished products or parts including design, processing, fabrication, assembly, treatment, and packaging of products; as well as the incidental storage, sales and distribution of such products.~~

"Aviation Instruction Facility" means any pilot school, flight training center, air carrier flight training facility, or flight instruction facility.

"Assembly Hall" means A building or portion of a building in which facilities are provided for civic, educational, political, ~~religious~~, or social purposes.

"Assisted Living Home" means a residential facility that serves three or more adults ~~who are not related to the owner by blood or marriage~~, or that receives state or federal payment for services regardless of the number of adults served as defined by AS 47.32.900(2)(A).~~residential~~.

"Building" means any structure built for the support, shelter or enclosure of persons, animals, chattels, or property of any kind.

"Building area" means the total areas taken on a horizontal plane at the main grade level of the ~~principal~~primary building and all accessory buildings, exclusive of external steps.

"Building code" means the International Building Code as adopted by the City in VMC Titles 15, 8, and 13 of this code, including local amendments, applicable to the city. Referred to in VMC Title 17 as Valdez Building Code.

"Existing building" means a building erected prior to the adoption of this code for which a legal building permit has been issued.

"Building facade" means any exterior wall plane and associated windows, openings, and architectural elements that extends from the ground to the top of each wall of a structure but not including roof.

"Building height" means the vertical distance measured from the average ground level prior to construction to the highest point of building.

"Building Material Supply Establishment" means a lot, building, and/or structure used for the wholesale or retail sales of building or construction supplies and accessories, including outdoor storage of building materials. Examples of building materials include, but are not limited to: lumber, millwork, cement, siding, roofing, plumbing or electrical supplies, heating, cooling or ventilating construction supplies, fireplaces, windows, paints, wall coverings, and floor coverings.

"Principal/Primary building or structure" means a building in which is conducted the principal/primary or main use of the lot on which the building is situated.

"Child care facility" means a facility providing day care to children required to be licensed under AS 47.32.

"Clinic" means an establishment where patients are admitted for examination and treatment by one or more physicians, dentists, psychologists, or social workers and where patients are not usually lodged overnight.

"Commercial and Retail Sales" means a commercial enterprise that provides goods and/or services directly to the consumer, where such goods are available for immediate purchase and removal from the premises by the purchaser.

"Community building" means a building or structure owned and operated by an agency or political subdivision of the United States, state of Alaska, City of Valdez, or a tribal organization providing service to the public.

"Comprehensive plan" means an officially adopted document including text, charts, graphics or maps, or any combination, designed to portray general long-range proposals for the arrangement of land uses and development of an economic base and human resources and which is intended to guide government policy towards achieving orderly and coordinated development of the entire community.

"Conditional use" means a provision which allows for flexibility within this chapter by permitting certain specified uses in zoning districts where such uses are generally considered appropriate, but only after additional conditions and safeguards are applied to ensure their compatibility with permitted ~~principal~~primary uses. Conditional uses are subject to a permit process, pursuant to 17.04.060.

"Connex" see intermodal shipping container.

"Contiguous" means next to, abutting, or touching and having a boundary, or portion thereof, which is common, coterminous or coextensive.

Commented [BK1]: Needs modifications

Commented [BK2R1]: Does adding "instruction" to the title solve the issue?

“Construction yard” means any area used on a temporary basis for the storage or processing of materials and supplies used in the construction of a project for a limited period of time. Includes construction offices necessary for work on the associated project.

“Corral” means the any type of enclosure that serves as the primary enclosure for confining livestock.

“Correctional facility” means any place designated by law for the keeping of persons held in custody under process of law, or under lawful arrest, including state prisons, and contract jails, and other facilities operated by the department of corrections or local governmental units primarily for the purposes of punishment, correction, or rehabilitation following conviction of a criminal offense, not including short-term holding facilities associated with police departments or stations.

“Cultural institution” means a library, museum, or similar public or quasi-public use displaying, preserving, and exhibiting objects of community and cultural interest in one or more of the arts or sciences.

“Density” means the number of inhabitants, or dwellings, per unit of geographical region; may refer to population or housing density.

“Drinking establishment” means a building or place of business involving the retail sale or dispensing of alcoholic beverages by the drink. May include beverage dispensaries, eating establishments, restaurants, clubs, breweries, brewpubs, wineries, or distilleries. Drinking establishments shall be licensed by the State of Alaska under AS Title 4, Chapter 11, as a retailer of alcoholic beverages.

“Dwelling – Detached” means a dwelling that is not attached to any other dwelling, excluding accessory dwelling units.

“Dwelling – Attached Duplex (up to 2 units per building)” means a dwelling that is attached to one other dwelling unit of equal size (excluding accessory dwelling units) located on a single lot.

“Dwelling – Attached Townhouses” means a dwelling that is attached to another dwelling in a side-by-side fashion, with each dwelling on a separate lot (also known as “zero lot line” dwelling).

“Dwelling – Multi-unit (up to 4 units per building)” means a building or portion thereof containing 3 or 4 dwelling units per building and located on a single lot.

“Dwelling – Multi-unit (more than 4 units per building)” means a building or portion thereof containing more than 4 dwelling units per building and located on a single lot.

“Dwelling – Manufactured Home” means a detached single-family dwelling designed for long-term human habitation and having complete living facilities; constructed and fabricated into a complete unit in a factory and capable of being transported to a location of use on its own chassis and wheels; identified by a model number and serial number by its manufacturer, meeting the manufacturer’s association codes and designed primarily for placement on an impermanent foundation. Manufactured homes, meeting this definition are constructed on or after June 15, 1976.

“Dwelling – Mobile Home” means a detached single-family dwelling designed for long-term human habitation and having complete living facilities; constructed and fabricated into a complete unit in a factory and capable of being transported to a location of use on its own chassis and wheels; identified by a model number and serial number by its manufacturer. Mobile homes, meeting this definition are constructed prior to June 15, 1976.

“Dwelling unit” means a building or portion of a building, that has independent living facilities including provisions for sleeping, cooking and sanitation, and that is designed for residential use. Buildings with more than one set of cooking facilities are considered to contain multiple dwelling units unless the additional cooking facilities are clearly accessory, such as an outdoor grill.

“Easement” means an interest in land owned by another that entitles the easement holder to a specified limited use or enjoyment.

“Eating establishment” means a place, building or structure where the preparation or serving of food for sale or consumption is conducted.

“Educational Institution or School” means any public or private property or building or part thereof which is designed, constructed or used for educational purposes or instruction in any branch of knowledge.

“Educational Institution – Vocational” means an educational institution where students learn the specific skills required for a job in the trades. Examples may include educational institutions that teach: auto repair, welding, carpentry, or cosmetology.

“Entitlement” means any permit or approval granted under VMC Title 17, including, but not limited to zoning map amendments, conditional use permits, land use permits, and variances.

“Fence” means a barrier which is constructed of wood, metal, plastics, masonry materials or a combination thereof.

“Fence height” shall be measured as the vertical distance from the ground elevation or finished grade of the property on which the fence is erected to the highest point of the fence. To allow for variation in topography on a parcel, the height of a fence may vary up to six inches. Where there is a difference in the ground elevation or finished grade between two adjoining parcels of less than two feet, the height of any fence constructed along the common property line shall be determined by using the finished grade of the highest contiguous parcel. When there is a difference in the ground level between two adjacent parcels of two feet or more, the height of a fence or wall shall be determined by the Planning Director or designee. The Director shall consider the physical and visual height impact on abutting properties.

“Floor area” means the total horizontal area of each floor of a building within the surrounding outer walls but excluding vent shafts and courts.

“Food production and processing, small scale” means establishments that prepare, process, can, or package food products. Examples of activities include bakeries, dairies, ~~and candy-making, and meat, poultry, and seafood canning, curing, and byproduct processing (not including facilities that also slaughter animals).~~

“Food production and processing, large scale” means establishments that prepare, process, can, or package food products, ~~including facilities that slaughter animals.~~ including meat processing facilities.

“Frozen Food Storage” means refrigerated lockers provided for the storage of frozen food, either private or rented, for a fee.

“Fuel and Gas Stations” means facility used partly or entirely for storing or dispensing flammable liquids, combustible liquids, liquified flammable gas, or flammable gas into the fuel tanks of automobiles. Includes car wash as accessory use or stand alone. ~~Includes the storage of fuel, above ground or underground, to serve the gas station. Includes car wash as a primary or accessory use.~~

“Fuel Pier” means a pier used as an off-load and on-load point for deliveries of fuel oil and petroleum products to and from water-based vessels.

“Fuel storage, small scale” means the storage of flammable or combustible liquids or gases in above- or below-ground containers in conjunction with an approved residential or commercial use for use on-site.

“Fuel storage, medium scale” means the storage of flammable or combustible liquids or gases in above- or below-ground containers serving gas stations and small boat harbors.

“Fuel storage, large scale” means the storage of flammable or combustible liquids or gases in above-ground containers serving industrial uses, either for on-site uses or distribution.

“Garage” means a building or portion thereof in which motor vehicles are stored.

“Grade or ground level” means the average level of the finished ground at the center of all exterior walls of a building.

“Hazardous substance production and storage” means a facility for hazardous substance storage or production, not including the temporary storage and retail sale of consumer products containing hazardous substances.

“Helipad” means a facility without the logistical support provided by a heliport where helicopters take off and land. Helipads do not include facilities for maintenance, repair, fueling, or storage of helicopters.

“Home occupation” means an accessory occupational use which is clearly incidental and subordinate to the use of the dwelling for living purposes and does not change the character thereof.

“Hospital” means an institution providing primary health services and medical or surgical care to persons, primarily inpatients, suffering from illness, disease, injury, deformity and other abnormal physical or mental conditions, and

including, as an integral part of the institution, related facilities such as laboratories, outpatient facilities or training facilities.

“Hotel, Motel, ~~or Inn, or Lodge~~” means any building or group of buildings in which there are multiple guest rooms, used, designed or intended for use for the purpose of offering public lodging on a day-to-day basis. Does not include short-term rentals ~~or rental cabins~~, as defined by VMC Title 17.

“Intermodal shipping container” means a pre-fabricated, standardized, reusable, metal container designed and intended for transporting cargo on ocean-going ships, trains, or tractor trailers, also commonly called connex units or cargo containers.

“~~Heavy~~ Industrial, ~~heavy~~” means activity including heavy manufacturing, shipping terminals, material extraction (not including timber harvesting), and other processes or operations which involve one or more of the following: large numbers of workers, heavy truck traffic, significant environmental effects or large-volume public water and sewer service.

“~~Light~~ Industrial, ~~light~~” means light industrial manufacturing, processing, warehousing, storage, wholesale and distribution operations, and similar processes and operations.

~~“Junkyard” means any lot or portion of a lot used for the storage, salvage, keeping or abandonment of junk or waste material including worn out, wrecked, scrapped, partially or fully dismantled discarded tangible materials, combination of materials, or items, such as machinery, metal, rags, rubber, paper, plastics, chemicals and building materials which cannot, without further reconditioning, be used for their original purpose.~~

“Kennel” means any enclosure, building, shelter, area or establishment used for the purpose of breeding, buying, selling, keeping or boarding six or more dogs over the age of four months either for profit, pleasure, or as pets.

“Livestock” means generally accepted outdoor farm animals (i.e., cows, goats, horses, pigs, etc.) not to include barnyard fowl, cats, ~~dogs~~, and other house pets. Livestock under six months of age ~~are~~ considered to be in the weaning process and is not included in the total number of countable livestock on a property.

“Livestock, Large” means livestock ~~whose typical weight for that breed is greater than or equal to two hundred fifty pounds, and over, and older than twelve months.~~

“Livestock, Small” means livestock ~~whose typical weight for that breed is less than under two hundred fifty pounds and older than six months.~~

“Lot” means a parcel or tract of land shown as an individual unit on the most recent plat of record.

“Lot - Corner lot” means a lot situated at the junction of, and bordering on, two intersecting ~~streets~~ rights-of-way.

“Lot Coverage” means the percentage of the total area allowed to be covered by buildings or structures of any type or size.

“Lot- Depth of lot” means a mean horizontal distance between the front and rear lot lines, measured in the general direction of its side lot line.

“Lot - Interior lot” means a lot located within a group of lots other than on intersecting streets.

“Lot- Front lot line” means the lot line adjacent to a public street. In the case of a corner lot, the front line shall be the shorter of the street lot lines. In the case of a triangular lot located on a curved street, the front lot line shall be the chord line of the curve measured from the points where property intersects the ~~right-of-way~~ street.

“Lot - Lot lines” means the property lines bounding a single parcel of property.

“Lot - Lot width” means the mean horizontal distance separating side lot lines of an individual lot.

“Lot - Rear lot line” means the lot line opposite and most distant from the front lot line, and in the case of a triangular, irregular or other odd-shaped lot, the line not less than ten feet in length, within the lot, and at the maximum distance from the front lot line.

“Lot line- Side lot line” means any lot line not a front lot line or a rear lot line.

“Major street” means a roadway which serves as the ~~principal~~ primary artery of through traffic movement. ~~They are generally high-speed highways with limited access.~~

“Master plan” means a plan for a subdivision or similar improvement that includes development aspects, including, but not limited to, zoning, lot size, utilities, recreational/public facilities, biological issues, snow removal, geological hazards, drainage, access, streets, public areas, rights-of-way, easements, and future expansion options.

“Marijuana cultivation facility” has the meaning given in AS 17.38.900(8) and is subject to the privileges and prohibitions set out in 3 AAC 306.405.

“Marijuana product manufacturing facility” has the meaning given in AS 17.38.900 and is subject to the privileges set out in 3 AAC 306.305 and prohibitions set out in 3 AAC 306.310.

“Marijuana retail store” has the meaning given in AS 17.38.900 and is subject to the privileges set out in 3 AAC 306.305 and prohibitions set out in 3 AAC 306.310. “Marijuana retail store” and “retail marijuana store” have the same meaning as used herein.

“Marijuana testing facility” has the meaning given in AS 17.38.900 and is subject to the privileges and prohibitions set out in 3 AAC 306.610.

~~“Marine equipment and repair facilities” means an establishment where marine equipment is sold and/or repaired.~~

“Minor street” means that which is used primarily for access to the abutting properties.

“Manufacturing and Processing” means the mechanical or chemical transformation of materials or substances into new products, including the assembling of component parts, the manufacturing of products, the blending of materials, such as lubricating oils, plastics, resins, or liquors, and other processes or operations which involve one or more of the following: large numbers of workers, heavy truck traffic, significant environmental effects or large-volume public water and sewer service. May also include warehousing, storage and distribution of said products.

~~“Artisan Manufacturing and Processing, Artisan” means an establishment where preparation of individually crafted artwork, jewelry, furniture, sculpture, pottery, leathercraft, hand-woven articles, and related items; as well as the incidental storage, sales and distribution of such products. hand-tools, mechanical tools and electronic tools are shared or individually used for the manufacture of artisan finished products or parts including design, processing, fabrication, assembly, treatment, and packaging of products; as well as the incidental storage, sales and distribution of such products.~~

“Manufacturing and Processing, Light” means manufacturing and processing that does not include a large number of workers, heavy truck traffic, significant environmental effects or large-volume public water and sewer service.

“Manufactured home park” means any area, lot, or portion of a lot where space for two or more manufactured or mobile homes are leased, rented or held out for rent for occupancy, having separate attachments for utilities; this does not include automobile or trailer sales lots on which unoccupied manufactured or mobile homes are parked for inspection and sale.

“Motel” See Hotel, motel, lodge, inn.

“Material resource extraction” means commercial or industrial operations involving removal of topsoil, fill, sand, gravel, rock, or any operations having similar characteristics.

“Mining operation” has the meaning given in 15 AAC 65.990.

~~“New construction” means any structure for which the start of construction commenced on or after the effective date of the ordinance codified in VMC Title 17.~~

“Nonconformity” means any lot, structure, use of land, use of a structure or characteristics of such use which does not conform to the terms of VMC Title 17 or future amendments, but which was lawful when established.

“Nursery” means any land used to raise trees, shrubs, flowers, and other plants for sale or for transplanting.

“Open space” means any parcel or area of land or water essentially unimproved and set aside, dedicated, designated or reserved for public or private use or enjoyment, or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open space.

“Common open space” means land within or related to a development, not individually owned or dedicated for public use, which is designed and intended for the common use or enjoyment of the residents of the development and may include such complementary structures and improvements as are necessary and appropriate.

“Office” means a room or group of rooms used for conducting the affairs of a business, profession, studio, service industry, or government.

“Off-street parking space” means a space located off any street, alley or other right-of-way which is adequate for parking an automobile with room for opening the doors and adequate maneuvering room on a parking lot with access to a public [right-of-way](#)~~street~~ or alley.

“Park” means a tract of land, designated and used by the public for active and/or passive recreation.

“Passive” means existing, conducting or experiencing without active or concerted effort; receiving an action without responding or initiating a return action.

“Permitted use” means any use allowed in a zoning district and subject to the restrictions applicable to that zoning district.

“Personal Communication Antennae” means any structure or device used for the purpose of collecting or radiating electromagnetic waves, including but not limited to directional antennas, such as panels, microwave dishes, and satellite dishes, and omnidirectional antennas, such as whip antennas, which are located on the exterior of, or outside of, any building, or structure; [other than commercial wireless communication towers](#).

“Personal Services ~~Establishment~~” means [an establishment primarily engaged in providing individual services](#) generally related to personal needs, such as barbershops, beauty shops, massage facilities, chiropractic clinics, garment repair/tailoring, laundry cleaning, shoe repair, and other similar establishments.

“Planned unit development” means a group or combination of uses developed as a functional unit, the plan of which may not conform to the regulations established in any one or more zoning districts with respect to lot size, mixture of uses, [density](#)~~dimensional standards~~, ~~lot coverage~~ or required open space.

“Port and harbor facilities” means those facilities generally associated with a port or harbor such as docks, piers, floats, harbormaster offices, and any associated accessory uses and maintenance facilities, to include fuel docks for the purpose of fueling vessels for their own operation.

“~~Principal~~[Primary](#) use” means the primary or predominant use or uses of any lot or tract. [The first use to which property is or may be devoted, and to which all other uses on the premises are derived as accessory or secondary uses.](#)

“Property line” means a demarcation limit of a lot dividing it from other lots or parcels of land.

“Quasi-public” means in a manner or degree of being public, having some, but not all of the particular attributes of being public.

“Recreation, indoor, commercial/private” means a private/commercially owned and operated recreational land use conducted entirely within a building that includes activities for play, amusement, or relaxation.

“Recreation, indoor, public” means a public recreational land use conducted entirely within a building that includes activities for play, amusement, or relaxation.

“Recreation, outdoor, commercial/private” means a private/commercially owned and operated recreational land use that primarily takes place outdoors that includes activities for play, amusement, or relaxation and which may include related buildings or structures.

“Recreation, outdoor, public” means a public recreational land use that primarily takes place outdoors that includes activities for play, amusement, or relaxation and which may include related buildings or structures.

“Recreational vehicle” means a vehicular-type unit primarily designed as temporary living quarters for recreational, camping, travel, or other temporary occupancy use, which either has its own motive power, or is mounted on or drawn by another vehicle. Examples include travel trailer, camping trailer, truck camper, [house trailer](#), motor home, and other similar vehicles.

“Recreational vehicle park or campground” means a ~~parcel of land lot or portion of a lot~~ where two or more recreational vehicles or tents are parked, camped, leased or rented for temporary occupancy for recreation or vacation purposes. A recreational vehicle park or campground may be improved or unimproved providing remote, rural or nonrural settings that may or may not include improvements and amenities such as ~~restrooms~~, water, showers, electricity, a dump station, cable television, Internet service or similar services.

“Recreational vehicle park or campground site” means a plot of ground within a recreational vehicle park or campground intended for the accommodation of a recreational vehicle, a tent, or other individual camping unit on a temporary basis.

“Religious ~~institution~~ Institution” means a ~~building or structure generally open to the public and used as a~~ place of gathering for the purpose of religious worship or related activities, including the permanent place of residence of a pastor, minister or equivalent religious leader.

“Rental cabins” means detached ~~dwelling units~~ cabins for temporary lodging that ~~contain no more than one sleeping room or area and~~ are available for rent on a ~~limited nightly~~ basis as part of a group of ~~three (3) or more~~ cabins for rent. ~~Rental cabins are considered a primary use only.~~ –Detached accessory dwelling units utilized as short-term rentals are excluded from rental cabins.

“Residential” means activity involving the occupation of a building for living, cooking, sleeping, and recreation.

“Right-of-way” means a strip of land acquired by reservation, dedication, forced dedication, prescription or condemnation and intended to be occupied or occupied by a road, crosswalk, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary storm sewer and other similar uses.

~~“Scrap Junkyard” means any lot or portion of a lot used for the storage, salvage, keeping or abandonment of junk or waste material including worn out, wrecked, scrapped, partially or fully dismantled discarded tangible materials, combination of materials, or items, such as automobiles, machinery, metal, rags, rubber, paper, plastics, chemicals and building materials which cannot, without further reconditioning, be used for their original purpose.~~

“Self-storage” means a building or group of buildings in a controlled-access and secured site that contains individual compartmentalized and controlled-access storage spaces which are leased or rented for storage purposes on an individual basis.

“Setback” means that line that is the required minimum distance from the street right-of-way or any other lot line that establishes the area within which a structure must be erected or placed.

“Shelter (e.g. homeless, victims, emergency)” means a facility providing temporary protective sanctuary for victims of crime, abuse, or other events that necessitate temporary shelter, including emergency housing during crisis intervention for individuals.

“Shooting range” means a facility or area used for controlled, live discharge at a target by firearm instruments, including, but not limited to, archery items, rifles, pistols, air guns and shotguns.

“Short-term rental” means a transient lodging establishment, located within a residential structure, engaged in providing temporary accommodations for the general public. Stay duration ~~may range from one night to 30~~ is less than 30 days. These may include, but are not limited to: entire dwellings, rooms within a dwelling, attached and detached accessory dwelling units, and bed and breakfast establishments. Short-term rentals do not include worker housing as defined in VMC Title 17, which is strictly for transient workers.

~~“Short-term rental, owner occupied” means a short-term rental where the owner is the primary resident and their residence is located on the same property as the short-term rental. On such properties, the short-term rental may be located within/attached to the primary residence or within/attached to an accessory dwelling unit associated with the primary residence.~~

“Sign” means any device, flat, light, figure, picture, letter, message, symbol, plaque or poster visible outside the lot on which it is located and which is designed to inform or attract the attention of the public, excluding murals or architectural designs which do not advertise a business, product or service.

“Small wind or solar energy system” means any mechanism or device designed for the purpose of converting wind or solar energy into electrical or mechanical power.

"Solid waste disposal" means an area used for the disposal or storage of solid waste material, including garbage, sewage, trash, rubble, construction debris, and all other kinds of organic or inorganic refuse by abandonment, discarding, dumping, reduction, burial, incineration, or any other similar means.

"Solid waste processing facility" means a facility where solid that is derived primarily from off-site is to be processed. Activities may include management, collection, transportation, staging, composting, curing, storage, marketing, or use of the waste.

"State highway" means all public vehicular ways designated as state highways in accordance with [VMC](#) in Title 19 of the Alaska Statutes.

"Story" means that portion of a building between any floor and the next floor above; except, that the topmost story shall be that portion of a building between the topmost floor and the ceiling or roof above it. If the finished floor level directly above a basement, cellar or unused floor space is more than six feet above grade for more than fifty percent of the total perimeter or is more than twelve feet above grade at any point, such basement, cellar or unused floor space shall be considered a story.

"Street" means a permanently designed major, collector, or minor way, open to public use, which affords the ~~principal~~primary means of access to abutting property, such as an avenue, place, drive, boulevard, highway and any other similar public thoroughfare.

"Street, collector" means a street designed and intended to carry traffic from residential street systems to arterial street systems or state highways.

"Structure" means anything which is constructed or erected, and which is located on or under the ground, or attached to something fixed to the ground.

"Subdivision" means the division of a lot, tract, or parcel of land into two or more lots, tracts, parcels or other divisions of land for sale, development or lease.

"Tent" means a portable, collapsible, enclosed shelter made of canvas or nylon, or comparable material, which has been specifically designed and manufactured for temporary use.

"Trail" means a marked, worn or beaten path, through woods or wilderness.

"Trailer" means a utility structure standing on wheels, towed or hauled by another vehicle and used for short-term human occupancy, carrying materials, goods or objects, or as a temporary office.

"Timber harvesting" means the commercial cutting of timber.

"Use" means the purpose for which land or a building is arranged, designed or intended, or for which either land or building is or may be occupied or maintained.

See "Accessory use."

See "~~Principal~~Primary use."

See "Conditional use"

“Utility, Class I” means utility installations including substations and indoor processing that do not create noise, odor, or vibration impacts that negatively affect surrounding properties.

“Utility, Class II” means power generation facilities and facilities that include outdoor processing that may generate noise, odor, or vibration impacts on surrounding properties.

“Utility installation” means an installation owned by any agency which, under public franchise or ownership, or under certificate of convenience and necessity, provides the public with electricity, gas, heat, steam, communication, water, sewage collection and treatment, or other similar service.

“Variance” grants an exception to a standard of a zoning district but not to the use restriction of that zoning district, and then only when the criteria for variance approval within VMC Title 17 are met.

“Vehicle sales (motor vehicles)” means the use of any building, land area or other premises for the display and sale of new or used automobiles, panel trucks or vans, trailers, or recreation vehicles and including any warranty repair work and other minor repair service conducted as an accessory use.

“Vehicle Service (automobiles, ~~and~~ boats ~~and~~ marine equipment)” means general repair, rebuilding, or reconditioning of engines, motor vehicles, boats, ~~marine equipment~~, or trailers, including body work, framework, welding, and major painting service.

~~“Waste Disposal Facility” means a facility for the purpose of treating, burning, compacting, composting, storing, or disposing of solid waste.~~

“Warehouse” means a building used primarily for the storage of goods and materials.

“Wireless Communication Towers (commercial)” means a tower, pole, or similar structure that supports a telecommunications antenna operated for commercial purpose above ground in a fixed location, freestanding, guyed, or on a building or other structure.

“Worker Housing” means accommodation that is used solely for the purpose of providing cooking, sanitary, and sleeping facilities to house transient workers associated with a particular business, institution or industry. Housing types may include, but are not limited to, bunkhouses, boarding houses, dormitories, attached dwelling units, mobile and manufactured homes.

“Yard, Front” means a yard extending the full width of the lot across the front of a lot adjoining a public street and measured horizontally at right angles to the front lot line, [extending to the edge of the nearest structure on the lot](#).

“Yard, Rear” means a yard extending the full width of the lot across the rear of the lot and measured horizontally at right angles to the rear lot line, [extending to the edge of the nearest structure on the lot](#).

“Yard, Side” means a yard extending from the front yard to the rear yard and measured horizontally at right angles to the side lot line. In the case of a corner lot or side yard abutting a public street, the side yard shall be measured horizontally at right angles to the side lot line [extending to the edge of the nearest structure on the lot](#).

Chapter 17.03

Reserved

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Chapter 17.04

Administration and Enforcement

17.04.010 Purpose and Applicability

- A. Purpose. The purpose of this Chapter is to establish the decision-making authorities, review procedures, and enforcement actions that shall apply the provisions of VMC Title 17.
- B. Applicability. The provisions of this Chapter shall apply to situations that apply to the establishment of a new use on a lot, expansions of an existing use on a lot, new development projects, subdivision activities, construction activities, and modifications to previous approvals. These provisions are also applicable to situations where a use is in violation with VMC Title 17.

17.04.020 Decision-making Authorities

- A. General. This section establishes the decision-making authorities and their powers to interpret the provisions of VMC Title 17, review and act on specified land use and development proposals, and/or recommend certain actions to a higher-level decision-making authority. Decision-making authorities are established in VMC Title 2.
- B. City Council.
 1. Powers and Duties. The Council possesses the following authority as it relates to various land use permits/applications associated with VMC Title 17. The Council shall follow the review criteria, process, and standards outlined in VMC Title 17.
 - a. Zoning and Code Amendments. The Council shall review and take action on requests to amend, update, or replace the official zoning map, code text, and other regulatory provisions. The Council may approve, approve with modifications, or deny requests affecting the City's zoning map and code.
 - b. Comprehensive Plan. The Council shall review and take action on requests to amend, update, or replace the Comprehensive Plan including maps, text, and exhibits therein. The Council may approve, approve with modifications, or deny requests amending the City's Comprehensive Plan.
 - c. Other Permits. The Council shall review and take action on other permits designated by VMC Title 17.
 - d. Appeals. The Council shall review and take action on appeals related to reviews pursuant to Table 17.04.030.a Review Matrix. In this review, The Council may adhere to the decision made by the previous decision-making authority or issue a new finding on the subject case.
 - e. Other Plans. The Council may review and take action on other planning documents.
 - f. Developer Agreements. The Council may review and take action on developer agreements as it relates to land use ~~and, development, and regulatory relief.~~
- C. Planning and Zoning Commission.
 1. Powers and Duties. The Planning and Zoning Commission possesses the following authority as it relates to the various land use permits/applications associated with VMC Title 17. The Planning & Zoning Commission shall follow the review criteria, process, and standards, as outlined in VMC Title 17. The following lists powers and duties granted to the Planning and Zoning Commission.
 - a. Conditional Use Permits. The Planning and Zoning Commission shall review and take action on conditional use permits and amendments thereto. The P&Z shall approve, approve with conditions, or deny conditional use permits.
 - b. Variances. The Planning and Zoning Commission shall review and take action on variance requests and amendments thereto. The Planning and Zoning Commission shall approve, approve with conditions, or deny variance requests.

- c. Zoning and Comprehensive Plans. The Planning and Zoning Commission shall provide the City Council with a recommendation to approve, approve with limitations, or deny requests to amend VMC Title 17, the City's official zoning map, and/or the City's Comprehensive Plan.
 - d. Other plans. The Planning and Zoning Commission shall provide the City Council with a recommendation to approve, approve with limitations, or deny special studies/plans related to land use, zoning, and land development.
 - e. Other Permits. The Planning and Zoning Commission shall review and take action on other permits designated by VMC Title 17, the VMC, and/or as directed by the City Council.
 - f. Appeals. The Planning and Zoning Commission shall review and take action on appeals as set forth into Table 17.04.030.a Review Matrix. The Planning and Zoning Commission shall adhere the department review decision or issue a new finding on the subject appeal.
- D. **Planning Department Reviews.**
1. Planning Department. The Valdez Planning Department is designated as the primary administrator of VMC Title 17 of the VMC. The Planning Director, or designee, shall have the authority to interpret the standards outlined in VMC Title 17. The Planning Director may designate a person (designee) to carry out the functions and duties of the Planning Director identified in this chapter.
 2. Powers and Duties. The Planning Department is granted the following authority as it relates to the various land use actions associated with VMC Title 17.
 - a. Conditional Use Permits. The Planning Director, or designee, shall review and make recommendations to the decision-making authority pertaining to conditional use permits and amendments thereto; the process shall include review and comment from other City departments, as appropriate.
 - b. Variances. The Planning Director, or designee, shall review and make recommendations pertaining to variance requests.
 - c. Administrative Adjustments. The Planning Director, or designee, shall review and take action on administrative adjustments.
 - d. Zoning Code and Comprehensive Plan Amendments. The Planning Director, or designee, shall review and make recommendations to the Planning and Zoning Commission and City Council pertaining to amendments to the zoning code, the City's official zoning map, and the City's Comprehensive Plan.
 - e. Special Studies. The Planning Director, or designee, shall review and make recommendations to the decision-making authority pertaining to special studies or other plans affecting the City.
 - f. Zoning Review and Zoning Interpretations. The Planning Director, or designee, shall make land use clearance determinations. The Planning Director shall make interpretations relating to VMC Title 17 and the official zoning map.
 - g. Enforcement. The Planning Director, or designee, is primarily responsible for enforcement of VMC Title 17.
 3. Other Departments. Other municipal departments may provide additional technical review and guidance related to land use and enforcement matters. The Planning Director, or designee, may solicit reviews by various departments as appropriate.
- 17.04.030 Review Matrix**
- A. General. Review procedures established in this section are applicable to any development or land use located within the City of Valdez.
 - B. Review Matrix. The review matrix is provided as Table 17.04.030.a. The review matrix identifies each land use action along with the corresponding review authority, decision-making authority and appellate authority.

Table 17.04.030.a Review Matrix

Permit/Application Type	Reviewing Authority (recommendation)	Decision-making Authority	Appellate Authority
Comprehensive Plan Amendments	Planning Department Planning and Zoning Commission	City Council	Superior Court or Court of Competent Jurisdiction
Zoning Code and Zoning Map Amendments	Planning Department Planning and Zoning Commission	City Council	Superior Court or Court of Competent Jurisdiction
Conditional Use Permits	Planning Department	Planning and Zoning Commission	1 st Appeal: City Council 2 nd Appeal: Superior Court or Court of Competent Jurisdiction
Variances	Planning Department	Planning and Zoning Commission	1 st Appeal: City Council 2 nd Appeal: Superior Court or Court of Competent Jurisdiction
Administrative Adjustments	Planning Staff	Planning Director	1 st Appeal: Planning and Zoning Commission 2 nd Appeal: City Council
Zoning Clearances (stand-alone applications)	Planning Staff	Planning Director or designee	1 st Appeal: Planning and Zoning Commission 2 nd Appeal: City Council
Code Interpretation	Planning Staff	Planning Director	1 st Appeal: Planning and Zoning Commission
Temporary Land Use Permits – Short-Term	Planning Staff	Planning Department Director	1 st Appeal: Planning and Zoning Commission 2 nd Appeal: City Council
Temporary Land Use Permits – Long-Term	Planning Department	Planning and Zoning Commission	1 st Appeal: City Council 2 nd Appeal: Superior Court or Court of Competent Jurisdiction
Minor Permit Amendments	Planning Staff	Planning Director	1 st Appeal: Planning and Zoning Commission 2 nd Appeal: City Council
Major or Other Permit Amendments	See Section 17.04.140	See Section 17.04.140	Other Amendments: See Appellate Authority for the specific Permit/Application Type.
Enforcement Orders	Planning Department Staff	Planning Director	1 st Appeal: Planning and Zoning Commission 2 nd Appeal: City Council

17.04.031 – 17.04.034 *Reserved*

17.04.035 **Schedule of fees, charges and expenses.**

- A. General. The City Council shall adopt a schedule of fees that shall be paid by the applicant for the specific requests/applications outlined in VMC Title 17. The schedule of fees shall be adopted by resolution and is hereby referenced by VMC Title 17.
- B. Payment of Fees. The City, its staff, and departments shall not take action on any request/application until all applicable fees, charges, and expenses have been paid in full by the applicant.
- C. Fee Refunds. The City may issue a refund for any request/application that is withdrawn by the applicant so long as no final action has been made by the decision-making authority pursuant to Table 17.04.030.a.
- D. Associated Expense. The City may charge the applicant any associated expenses that may be warranted to conduct a thorough and complete review of a request/application that are in addition to standard staff time. These expenses may include, but not limited to, third-party consultants, technical advisors, technical studies, and other scientific/engineering studies. In those situations, the city shall notice the applicant of the additional review expense and provide a good faith estimate of the costs before expenses are incurred.

17.04.036 **Permit Applications**

- A. General. The City shall make available an application with detailed submittal requirements for each land use permit listed in VMC Title 17. Applicants shall be required to submit a complete application and the associated technical materials so that the City staff and the decision-making authorities may conduct a thorough review and take action on said requests/applications.
- B. Review Procedures. The City shall process all applications pursuant to Table 17.04.030.a and the provisions listed under each of the subsequent sections as they relate to the specific request/application type.
- C. Submittal Allowances. The Planning Director may waive some of the submittal requirements listed in VMC Title 17 when they determine the information is not warranted for the subject request/application.

17.04.037 **Permit and Application Records**

- A. General. The City Clerk shall maintain records of formal permits and applications relating to VMC Title 17. The Planning Director shall create and implement internal procedures for providing the City Clerk with current and past permit and application documentation.
- B. Action Records. The City shall be responsible for maintaining records regarding the final decision-making authority's actions pertaining to permits and applications associated with VMC Title 17.

17.04.038 – 17.04.039 *Reserved*

17.04.040 **Comprehensive Plan Amendments**

- A. Purpose. The purpose of this section is to identify the limitations and procedure for amending or updating the Comprehensive Plan.
- B. Applicability. The provisions of this section apply to any changes, updates, or revisions to the City's Comprehensive Plan including changes to its text, exhibits, and associated maps. For applications initiated by City staff, Planning and Zoning Commission or City Council, all provisions of 17.04.040 apply except for fee requirements.
- C. Approval Considerations.
 - 1. Limitations. The City Council shall have the authority to limit its approval of amendments to the Comprehensive Plan ~~(e.g., reduce the land area for map amendments)~~ to protect the surrounding character, limit certain land use activities, protect public health, safety, and welfare, the environment, and preserve the goals and intent of the community's long-range vision for the City.
- D. Submittal Requirements. Applicants for a Comprehensive Plan amendment shall provide the following items to the City to commence the review.
 - 1. Application and Fee(s). Applicants shall provide a complete application and pay associated fees at the time of submittal. Additional expenses incurred by the City that are associated with the review may be paid at a later date but prior to action being taken on the ~~request~~/application.

2. Narrative. Applicants shall provide a project narrative that describes the location, surrounding land uses, environmental features, proposed use(s), and proposed development activity (as applicable). The narrative shall describe how the proposed amendments align with other goals and ~~policies~~ objectives within the Comprehensive Plan.
3. Proposed Amendments Documentation. Applicants shall provide documentation that clearly explains the proposed amendments.
 - a. Text Amendments. Applicants shall provide proposed text amendments in underline/strikethrough format to demonstrate how the proposed changes compare with existing text. Proposed additions shall be displayed as underline text and proposed omissions shall be displayed as strikethrough ~~text~~.
 - b. Map Amendments. Applicants shall provide proposed map amendments on a figure that clearly delineates the proposed changes.
4. Map Set. At the discretion of the Planning Director, and depending on the amendment proposed, applicants may be required to provide a map set to graphically illustrate the surrounding context. When required, map set may include the following.
 - a. Property Location Map. This shall be a scaled drawing or current aerial photograph that identifies/delineates the subject properties and show the surrounding context.
 - b. Natural Resources Map. This shall be a scaled drawing or aerial photograph identifying and labeling natural resources in and around the subject properties. Where natural resources are present, the map shall show/label streams, wetlands, shorelines, forested areas, protected habitat (pursuant to state and federal law), areas with steep slopes, groundwater recharge areas, and similar features.
 - c. Natural Hazards Map. This shall be a scaled drawing or aerial photograph identifying and labeling natural hazards on and around the subject property. Where hazards are present, the map shall show/label flood zones, avalanche zones, areas of unstable soils/landslide areas, and other similar hazards that should be considered.
 - e. Utilities Map. This shall be a scaled drawing or aerial photograph identifying and labeling existing utilities service lines on and around the subject property. Where utilities are present, the map shall show/label potable water lines, sanitary sewer lines, reservoirs, treatment plants, and public stormwater management facilities.
 - f. Zoning Map. This shall be a scaled drawing the current zoning designations on and around the subject property.
5. Technical Studies. At the discretion of the Planning Director, and depending on the amendment proposed, the applicant may be required to submit technical studies to justify the proposed Comprehensive Plan amendment and to demonstrate consistency with other goals and policies therein. These may include, but not limited to, traffic studies, drainage studies, environmental impact statements, environmental site assessments (ESAs), natural hazard studies, and/or visual impact studies.
- E. Amendment Procedure. Applications to amend the Comprehensive Plan shall be reviewed pursuant to Table 17.04.030.a. The City shall process the application pursuant to the following procedures.
 1. Initial Submittal and Completeness Review. Upon receipt of an application submittal, the Planning Department shall review the submittal for completeness. Where the submittal lacks the required information, the Planning Department shall cease its review and notify the applicant of deficient information/items. After the applicant addresses the deficient items, the Planning Department may restart its review.
 2. Sufficiency Review. The Planning Department will conduct a thorough review of the application's consistency with other goals and policies within the Comprehensive Plan, other applicable regulatory and policy documents. The review shall also assess potential impacts relating to public safety, natural resource protection, natural hazards, public services, and existing land uses. The Planning Department may circulate the application submittal to other City departments for comment. The Planning Department shall provide written comments to the applicant detailing elements of the application that are inconsistent with City

standards or fail to address potential negative impacts to humans, the environment, infrastructure, and surrounding land uses.

3. Application Revisions. As applicable, the applicant ~~shall~~may revise their application submittal to address the Planning Department's comments. After the applicant provides a revised application packet, the Planning Department shall review the revised application for regulatory and policy compliance.
4. Staff Report. The Planning Director, or designee, shall write a staff report to the decision-making authority that (i) summarizes the proposed amendment(s) in terms of location, environmental conditions, existing land use, and proposed land use(s), (ii) provides findings to the applicable Comprehensive Plan goals and policies, (iii) provides analysis of potential changes to VMC Title 17 that could occur as a result of the amendment, (iv) provides findings related to potential impacts to public services, and (v) provides a recommendation to approve, approve with limitations, or deny the request. The staff report shall include the applicant's complete submittal and any public comments as attachments.
5. Public Notice Required. The City shall provide public notice and document public comments regarding the Comprehensive Plan amendment application pursuant to Section 17.04.180.
6. Planning and Zoning Commission Hearing & Recommendation. The Planning and Zoning Commission shall conduct a public hearing to review the Comprehensive Plan amendment application, review the staff report, hear staff, applicant, and public testimony, discuss the proposal, and make a formal recommendation to City Council. Following the hearing, the Planning Department shall update its staff report to include the Planning and Zoning Commission's recommendation.
6. City Council Hearing & Decision. The City Council shall conduct a public hearing to review the Comprehensive Plan amendment application, [review the Planning & Zoning Commission recommendation](#), review the staff report, hear staff, applicant, and public testimony, discuss the proposal, and take formal action to approve, approve with limitations, or deny the application.

17.04.041 – 17.04.049 *Reserved*

17.04.050 Zoning Ordinance Text and Map Amendments

- A. Purpose. The City's zoning code and the official zoning map are intended to implement the Comprehensive Plan, state and federal rules, protect health/safety, enforce environmental protection, and reduce conflicts amongst neighboring land uses. The purpose of this section is to outline the procedure for amending the zoning code and the official zoning map.
- B. Applicability. The provisions of this section apply to any changes, updates, or revisions to the City's zoning code including changes to its text, exhibits, and the official zoning map. These provisions apply to both city- and public-initiated amendments, with the exception that fees are not required for city-initiated applications. ~~City-initiated amendments include those directed by City Council or the Planning & Zoning Commission, and which are prepared by City staff or consultants.~~ City-initiated amendments include those directed by City Council, the Planning & Zoning Commission, and/or [City Staff/the City Manager](#).
- C. Approval Considerations.
 1. Limitations. The City Council shall retain the authority to limit its approval of amendments to the zoning code and the official zoning map to limit certain land use activities, protect public health, safety, and welfare of humans and the environment, and ensure its ability to serve properties/individuals with adequate public services.
 2. Comprehensive Plan Consistency. Amendments to VMC Title 17 and/or the official zoning map shall be consistent with the Comprehensive Plan.
- D. Submittal Requirements. Application involving amendments to the zoning code and/or the official zoning map shall provide the following items to the City to commence the review.
 1. Application and Fee(s). Applicants shall provide a complete application and pay associated application fees at the time of application filing. Additional expenses incurred by the City that are associated with the review may be paid at a later date but prior to action being taken on the application.

2. Narrative. Applicants shall provide a project narrative that describes the location, surrounding land uses, environmental features, proposed use(s), and proposed development activity, as applicable. The narrative shall describe how the proposed amendments align with the goals and policies within the Comprehensive Plan. For map amendments, the narrative shall identify whether the proposal will result in nonconforming situations that involve the existing structure and land uses within the subject property.
3. Proposed Amendments Documentation. Applicants shall provide documentation that clearly explains/delineates the proposed amendments.
 - a. Text Amendments. Applicants shall provide proposed text amendments in underline/strikethrough format to demonstrate how the proposed changes compare with existing text. Proposed additions shall be displayed as underline text and proposed omissions shall be displayed as strikethrough text.
 - b. Map Amendments. Applicants shall provide proposed map amendments on a figure that clearly delineate and labels the proposed changes.
4. Map Set. At the discretion of the Planning Director, and depending on the amendment proposed, applicants may be required to graphically illustrate the surrounding context, existing structures/land uses, relationship with other regulatory/policy maps, and to identify natural resources. The ~~required~~ map set may include the following.
 - a. Property Location Map. This shall be a scaled drawing or a current aerial photograph that identifies/delineates the subject properties and shows the surrounding context in terms of structures, built features, and land uses ~~(as applicable)~~.
 - b. Natural Resources Map. This shall be a scaled drawing or aerial photograph identifying and labeling natural resources in and around the subject properties. Where natural resources are present, the map shall show/label streams, wetlands, shorelines, forested areas, protected habitat (pursuant to state and federal law), areas with steep slopes, groundwater recharge areas, and similar features.
 - c. Natural Hazards Map. This shall be a scaled drawing or aerial photograph identifying and labeling natural hazards on and around the subject property. Where natural hazards are present, the map shall show/label flood zones, avalanche zones, areas of unstable soils/landslide areas, and other similar hazards that should be considered.
 - e. Utilities Map. This shall be a scaled drawing or aerial photograph identifying and labeling existing utilities service lines on and around the subject property. Where utilities are present, the map shall show/label potable water lines, sanitary sewer lines, reservoirs, treatment plants, and public stormwater management facilities.
 - f. Comprehensive Plan Map (Place Types). This shall be a scaled drawing depicting the Place Type designations from the Comprehensive Plan. The subject property shall be delineated on the map.
5. Technical Studies. At the discretion of the Planning Director, the applicant may be required to submit technical studies to justify the proposed zoning code and/or official zoning map amendment and to demonstrate consistency with the Comprehensive Plan, mitigation of potential adverse impacts, and to address other state/federal requirements. These may include, but not limited to, traffic studies, drainage studies, environmental impact statements, environmental site assessments (ESAs), land use studies, natural hazard studies, and/or visual impact studies.
 - a. Rezone Requests in the Future Industrial/Working Waterfront Place Type. Requests for rezoning of land within the Future Industrial/Working Waterfront Place Type shown in the Comprehensive Plan shall be accompanied by a study that presents the risks, costs and benefits of allowing development of the area. The study shall include data on the expected costs of extending and maintaining public infrastructure and services and an assessment of natural hazards.
 - b. Rezone Requests in the Future Residential/Recreation Place Type. Requests for rezoning of land within the Future Residential/Recreation Place Type shown in the Comprehensive Plan shall be accompanied by a study that presents the risks, costs and benefits of allowing development of the area. Lands within the Future Residential/Recreation place type are intended as second-priority development areas; therefore, the study shall include information showing that the area is appropriate for residential or

recreational development at the time of application. The study shall include data on the expected costs of extending and maintaining public infrastructure and services and an assessment of natural hazards.

c. ~~i.~~—Rezone requests to Planned Resort (PR) District. ~~Lands-Only lands~~ within the Destination Resort Overlay place type within the Valdez Comprehensive Plan are eligible for rezoning to ~~the PR district~~. Requests for rezoning to PR shall be accompanied by a study demonstrating feasibility for development, land use compatibility and sustainability, efficient provision of transportation and utility infrastructure and to suitably protect environmentally sensitive resources, community character, and natural features. Once the PR district has been established, a Planned Unit Development (PUD) shall be approved prior to development. The PUD shall be accompanied by a detailed master plan for the ~~resort-development~~.

- E. Review Procedure. Applications to amend the zoning code and/or the official zoning map shall be reviewed pursuant to Table 17.04.030.a. The City shall process the application pursuant to the following procedures.
1. Initial Submittal and Completeness Review. Upon receipt of an application submittal, the Planning Department shall review the submittal for completeness. Where the submittal lacks the required information, the Planning Department shall cease its review and notify the applicant of deficient information/items. After the applicant addresses the deficient items, the Planning Department may restart its review.
 2. Sufficiency Review. The Planning Department shall conduct a review of the application's consistency with other Municipal Code provisions, the Comprehensive Plan, and other applicable regulatory and policy documents. The review shall also assess potential adverse impacts relating to public safety, natural resource protection, natural hazards, public services, and existing land uses. The Planning Department may circulate the application to other city departments for comment. The Planning Department shall provide written comments to the applicant detailing elements of the application that are inconsistent with City ~~standards/policies~~ and/or fail to address potential negative impacts to humans, the environment, infrastructure, and surrounding land uses.
 3. Application Revisions. As applicable, the applicant ~~shall~~ may revise their application submittal to address the Planning Department's comments. After the applicant provides a revised application packet, the Planning Department shall review the revised application for regulatory and policy compliance.
 4. Staff Report. The Planning Director, ~~(or designee,)~~ shall write a staff report to the decision-making authority that (i) summarizes the proposed amendment(s) in terms of location, environmental conditions, existing land use, and proposed land use(s), (ii) provides findings to the applicable Comprehensive Plan goals and policies, (iii) provides findings related to potential impacts to public services, and (iv) provides a recommendation to approve, approve with limitations, or deny the request. The staff report shall include the applicant's complete submittal and any public comments as attachments.
 5. Public Notice Required. The City shall provide public notice and document public comments regarding zoning code and/or the official zoning map amendment application pursuant to Section 17.04.180.
 6. Planning and Zoning Commission Hearing & Recommendation. The Planning and Zoning Commission shall conduct a public hearing to review the ~~Comprehensive Plan amendment~~ application, review the staff report, hear staff, applicant, and public testimony, discuss the proposal, and make a formal recommendation to City Council. Following the hearing, the Planning Department shall update its staff report to include the Planning and Zoning Commission's recommendation.
 7. City Council Hearing & Decision. The City Council shall conduct a first and second reading of the proposed amendment pursuant to the Valdez City Charter, Chapter IV, to review the ~~application, Planning & Zoning Commission recommendation~~, staff report, hear staff, applicant, and public testimony, discuss the proposal, and take formal action to approve, approve with limitations, or deny the application.

17.04.051 – 17.04.059 *Reserved*

17.04.060 **Conditional Use Permits**

- A. Purpose. Conditional Use Permits are intended to establish a process to review specific land uses on a case-by-case basis through a public hearing process to examine and address potential impacts and compatibility concerns to the immediate vicinity.

- B. **Applicability.** The provisions of this section apply to new uses or expansions of existing uses that are listed as “C” on the Land Use Table contained in Section 17.06.060.
- C. **Approval Criteria.** The Planning and Zoning Commission shall evaluate whether the conditional use permit application complies with the criteria established in this section in determining to approve, approve with conditions, or deny the request. The Planning and Zoning Commission may require the applicant to submit whatever reasonable evidence may be needed to protect the public interest.
1. **Criterion 1: Site Suitability.** The subject site shall be suitable to support the proposed conditional use and its associated structure(s) and site improvements. The Planning and Zoning Commission shall consider topography, slope and soil stability, geophysical hazards, surface and subsurface drainage, and water quality conditions on and around the subject site and the probable effects of the proposed conditional use upon these factors.
 2. **Criterion 2: Utility, Sanitation, and Public Service Needs.** The conditional use and the associated site improvements shall be adequately served by utilities, emergency responders, and a sanitation facility to ensure long-term safety for its occupants and surrounding populations. The Planning and Zoning Commission shall consider whether adequate sewer/sanitation, storm drainage, potable water, fire protection, public safety, access, and electrical power exist to serve the proposed use and associated structures/site improvements.
 3. **Criterion 3: Zoning District Standards.** With the exception of Planned Unit Developments (PUDs), the proposed conditional use and its associated site improvement(s) shall comply with the dimensional standards of the zone in which it is located (e.g., building/structural setbacks, building height, lot dimensions). Notwithstanding, those zoning standards may be adjusted pursuant to a separate variance and/or administrative adjustment application.
 4. **Criterion 4: Specific Use Standards.** The proposed conditional use and its associated site improvement(s) shall comply with the applicable specific use standards pursuant to Chapter 17.08.
 5. **Criterion 5: Comprehensive Plan Consistency.** The proposed conditional use and its associated site improvement(s) shall be consistent with the Comprehensive Plan’s goals, policies, and maps in terms of land uses, development character, and scale.
 6. **Criterion 6: Nuisance Mitigation.** The proposed conditional use and its associated site improvement(s) shall provide mitigation measures to address potential nuisances relating to excessive noise, lighting, vibration, traffic, debris and litter, and outdoor material storage.
 7. **Criterion 7: Access and Circulation.** The proposed conditional use and its associated site improvement(s) shall provide adequate site access for motor vehicles, pedestrians, and cyclists. Applications shall not be approved where the proposed use/project would create undue traffic congestion or pose a safety hazard to motorists, pedestrians, and/or cyclists.
- D. **Submittal Requirements.** Applications for a conditional use permit shall provide the following items to the City to commence the review.
1. **Application and Fee(s).** Applicants shall provide a complete application and pay associated application fees at the time of application filing. Additional expenses incurred by the City that are associated with the review may be paid at a later date but prior to action being taken on the application.
 2. **Legal Description.** Applicants shall provide a legal description of the property that is subject of the conditional use application.
 3. **Narrative.** Applicants shall provide a project narrative that describes the location, proposed use(s), proposed site improvements, and zoning district. The narrative shall describe the existing and proposed building sizes, proposed lot coverage, proposed density (as applicable), parking and access, and environmental conditions on and adjacent to the subject site. The narrative shall list all the specific use standards that are applicable to the proposal and provide a response describing how the proposal complies with those standards. The narrative shall list all of the conditional use review criteria and provide a response describing how the proposal complies with those criteria.

4. Plan Set. Applicants shall provide a plan set to illustrate the proposed site improvements. A plan set may only be required where the proposed conditional use application includes new buildings and/or site improvements. At the discretion of the Planning Director, the plan set may include the following. ~~whereas, one or more of these plans may be combined.~~
 - a. Property Survey. This shall be a scaled drawing with a surveyor's seal that graphically depicts the current parcel configuration with boundary dimensions, depicts current easements, and illustrates the exact location and dimensions of existing site improvements (e.g., structures, pavement areas, etc.). The survey shall also include a legal description.
 - b. Site Plan. This shall be a scaled drawing that depicts the proposed site layout, building locations, vehicular and pedestrian circulation, open space and recreation areas, parking layout, and any other information necessary to visually describe the proposed project.
 - c. Subdivision Plat. This shall be a scaled drawing showing the proposed lot configurations, easements, tracts, and rights-of-way. This shall only be required where subdivision activities are proposed as part of the conditional use permit request.
 - d. Grading and Drainage Plan. This shall be a scaled drawing showing existing and proposed contours, and proposed drainage features.
 - e. Utilities Plan. This shall be a scaled drawing showing existing and proposed utility service line, connection points, and sanitation elements (e.g., septic tanks).
 - f. Building Elevations. This shall be scaled drawings showing the proposed building elevations for primary structures. The elevations shall include dimensions and material labels. Elevations are not required for accessory structures under 1,000-sf.
5. Technical Studies. At the discretion of the Planning Director, the applicant may be required to submit technical studies to demonstrate compliance with the conditional use review criteria. These may include, but are not limited to, traffic studies, drainage studies, noise and vibration studies, and/or visual impact studies.
- E. Review Procedure. Conditional use applications shall be reviewed pursuant to Table 17.04.030.a. The City shall process the application pursuant to the following procedures.
 1. Initial Submittal and Completeness Review. Upon receipt of an application submittal, the Planning Department shall review the submittal for completeness. Where the submittal lacks the required information, the Planning Department shall cease its review and notify the applicant of deficient information ~~4 items~~. After the applicant addresses the deficient items, the Planning Department may restart its review.
 2. Sufficiency Review. The Planning Department shall conduct a review of the application's consistency with the approval criteria, pursuant to Section 17.04.060.C, other Municipal Code provisions, the Comprehensive Plan, and other applicable regulatory and policy documents. The Planning Department may circulate the application to other city departments for comment. The Planning Department shall provide written comments to the applicant detailing elements of the application that are inconsistent with City standards.
 3. Application Revisions. As applicable, the applicant shall ~~may~~ revise its application submittal to address the Planning Department's comments. ~~After~~ If the applicant provides a revised application ~~submission~~ packet, the Planning Department ~~and other City departments~~ shall review the revised application for regulatory and policy compliance.
 4. Staff Report. The Planning Director, or designee, shall write a staff report to the Planning and Zoning Commission that (i) summarizes the proposed conditional use in terms of location, proposed land use(s), and proposed structures, (ii) provides findings to the conditional use approval criteria, (iii) provides findings to the specific use standards, as applicable, and (iv) provides a recommendation to approve, approve with conditions, or deny the request. The staff report shall include the applicant's complete submittal and any public comments as attachments.

5. Public Notice Required. The City shall provide public notice and document public comments regarding the conditional use permit application pursuant to Section 17.04.180.
6. Hearing & Decision. The Planning and Zoning Commission shall conduct a public hearing to review the conditional use application, review the staff report, hear staff, applicant, and public testimony, discuss the proposal, adopt findings of fact (from staff or establishing their own), and take action on the application. The Commission may approve, approve with conditions, or deny the application.

7. The planning and zoning commission shall make its findings and determination within sixty days from the date of receipt of a complete application and shall notify the applicant in writing of its decision. If approval is denied, the commission shall state its reason for denial. Failure of the planning and zoning commission to decide within the time specified shall advance the application to the appellate authority.

Commented [KH3]: Added after P&Z Recommendation to amend and include this passage from the existing code.

8.7. Use Within Twelve Months Required. Any conditional use approved by the planning and zoning commission must be utilized within twelve months after the effective date of the approval. In the event construction work is involved, it must commence within the stated period and must be diligently pursued to completion, otherwise the approval is automatically voided. The planning and zoning commission may extend the time the construction is to start if satisfactory evidence of planning progress is presented.

Commented [KH4]: From existing code

- F. Conditional Use Permit Amendments. The permit amendment procedures are established to allow applicants to revise and/or modify permits within VMC Title 17 (~~conditional use, Planned Unit Development~~) to respond to unique site conditions, changes in the proposal, and/or respond to unique situations. The permit amendment process is not intended to circumvent conditions of approval imposed by the original decision-making authority.

1. Applicability. The provisions of this section are applicable to land, projects, and areas within the municipal limits that have an approved permit under VMC Title 17, and where future land uses, construction or development activities are subject to that permit.
2. Amendment Options. Applicants may request to amend plans/permits pursuant to the following options and subject to the associated allowances/limitations for each.
 - a. Option 1: Minor Amendments. The applicant may apply for a minor amendment to an approved plan/permit as an administrative review through the Planning Department. Under this option, the applicant shall submit revised plans and other documents detailing the proposed changes, a cover letter describing the changes and reasoning, and pay associated fees. The Planning Director or designee shall take action to approve or deny the proposed amendment(s) based on compliance with the applicable code and policy standards.
 - i. Minor Amendment Determination. A minor amendment may be allowed for situations/site elements associated with a Conditional Use Permit or Planned Unit Development that include the following, notwithstanding, the proposed amendments shall fully comply with the Municipal Code:
 - 1) Increase in the building height by 10%.
 - 2) Expansion of the building floor area up to 20% or 1,500 square feet, whichever is less.
 - 3) Expansion or reduction in the quantity of vehicle parking areas for nonresidential and multi-unit projects by up to 10%.
 - 4) Expansion or reduction of designated open space areas by up to 10%.
 - 5) Increase in project site area by up to 10% or 1 acre, whichever is less. This shall not include applications for Rezones, Comprehensive Plan amendments, Conditional Uses, or subdivisions.
 - 6) Designation of additional uses that only involve those listed as permitted ("P") in the land use table for the zoning district pursuant to Section 17.06.060.
 - 7) Changes in the building facade design, floorplan layout, and/or exterior materials.

Commented [KH5]: This refers to use table. Confirm citation.

- 8) Construction activities, land use, and/or other situations that are not in conflict with any condition of approval imposed as part of the original plan/permit.
- ii. Planning Director Determination. In the event the proposed minor amendment application does not clearly align with the allowances listed in subsection a. above, the Planning Director shall deem the application as a major amendment.
- iii. Approval Criteria. ~~Staff will apply~~The following criteria apply when evaluating minor permit amendments.
 - 1) The granting of the minor amendment will not result in material damage or prejudice to other properties in the vicinity nor be detrimental to the public health, safety or welfare.
 - 2) The granting of the ~~variance or administrative adjustment~~minor amendment will not be contrary to the goals, policies, and objectives of the Comprehensive Plan.
- b. Option 2: Major Amendments. The applicant may apply for a major amendment to an approved permit subject to the allowances and limitations of this section. The major amendment shall be reviewed as the same application type that would have been required for the original approval. Under major amendments, the City shall only require submittal items applicable to the proposed changes.
 - i. Major Amendment Determination. A major amendment may be allowed for situations and site elements that do not constitute a “Minor Amendment” pursuant to this section.
- c. New Application. The applicant may apply for a new permit for the property where no development and land use activity has commenced pursuant to the original permit. Under a new application, the applicant shall comply with all the submittal requirements and subject to the review procedures identified in Table 17.04.030.a.

17.04.061 – 17.04.069 *Reserved*

17.04.070 Variance and Administrative Adjustments

- A. Purpose. The variance and administrative adjustments procedures are established to allow applicants to seek deviations and modifications from certain requirements of VMC Title 17 to overcome unique site impediments and area conditions. Deviations or waivers to the City’s development standards may be specifically necessary to accommodate infill projects, adaptive use activities, and redevelopment projects in established areas of the City where existing site and area conditions may limit an applicant’s ability to fully comply with City requirements. Variances are intended to allow applicants to seek regulatory relief through a public hearing process, whereas administrative adjustments are intended to allow applicants to seek minor regulatory relief through an administrative process.
- B. Applicability. The provisions of this section apply to any applicant that seeks regulatory relief for a specific development project or construction activity subject to the allowances and limitations set forth herein.
- C. Allowances. Applicants may seek regulatory relief through application for a variance or an administrative adjustment and as allowed by the provisions of this section. The City may not grant deviations or waivers to land use restrictions in any zone except as allowed in Chapter 17.20 ~~and in 17.04.120.~~
 1. Variances. Variances include a formal process where applicants may seek deviations, waivers, and/or modifications from certain VMC Title 17 dimensional or site design standards. Variances may be approved through a formal application, and a public hearing before the Planning and Zoning Commission pursuant to Table 17.04.030.a.
 - a. Allowances. Applicants may seek variances to the following code provisions:
 - i. Zoning district dimensional standards including lot size, setbacks, and height.
 - ii. Parking requirements including dimensional standards and parking ratios.
 - iii. Landscaping and buffering standards.
 - iv. Sign standards including size and location on a lot.
 - v. Fence and wall standards including material, size, location, and height.

- vi. Specific use standards, except applications for additional accessory dwelling units (ADUs), ~~shall be processed as a conditional use permit.~~
 - ~~viii. Accessory buildings/use including size, quantity of structures, and location on the lot.~~
 - ~~xvii.~~ Expansions of a legal nonconforming use as allowed and limited pursuant to Chapter 17.20
2. Administrative Adjustments. An administrative adjustment is a process where applicants may seek minor and limited reductions, deviations or modifications from certain VMC Title 17 dimensional or site design standards. Administrative adjustments may be approved through application and approval from the Planning Director pursuant to Table 17.04.030.a.
- a. Allowances. Applicants may seek administrative adjustments to ~~the code provisions listed in 17.04.070.C.1.a, in addition to~~ the following code provisions:
 - i. Up to twenty percent (20%) of the zoning district dimensional standards including lot size, setbacks and height.
 - ii. Up to twenty percent (20%) of the required minimum parking ratio requirements for a specific use.
 - iii. Up to fifty percent (50%) of the required landscaping and buffering standards.
 - iv. Up to twenty percent (20%) of the required sign setback or sign size requirements.
 - v. Up to twenty percent (20%) of the required wall/fence height requirements.
 - vi. Up to twenty percent (20%) of the accessory structure size limitations.
 - vii. Expansions of legal nonconforming uses pursuant to VMC Title 17.20.G.1.
- D. Approval Criteria. The Planning Department and the final decision-making authority shall evaluate whether the variance or administrative adjustment application complies with the criteria established in this section in determining to approve, approve with conditions, or deny the request. The decision-making authority may require the applicant to submit whatever reasonable evidence may be needed to protect the public interest and demonstrate consistency with the review criteria.
- 1. Criterion 1: There are exceptional physical characteristics or conditions pertaining to the property which may affect intended land use or development thereon which do not generally apply to other properties in the same zoning district. This criterion is only applicable to variance requests; this does not apply to administrative adjustments.
 - 2. Criterion 2: The strict application of the provisions of VMC Title 17 would result in practical difficulties or an unnecessary hardship to the applicant.
 - 3. Criterion 3: The granting of the variance or administrative adjustment will not result in material damage or prejudice to other properties in the vicinity nor be detrimental to the public health, safety or welfare.
 - 4. Criterion 4: The granting of the variance or administrative adjustment will not be contrary to the goals, policies, and objectives of the Comprehensive Plan.
- ~~5. Special Criteria for Deck Variances:~~
- ~~a. Variances on deck projections into a setback will not be approved where the setback is also an easement.~~
 - ~~b. Deck projections into a setback will be limited to support and foundation beams, decking and railings only. No variances for enclosed decks with roofs will be approved.~~
 - ~~c. Deck projections must remain a minimum of five feet from any property line.~~
- E. Submittal Requirements. Applicants for a variance or administrative adjustment shall provide the following items to the City to commence the review.

1. Application and Fee(s). Applicants shall provide a complete application and pay associated application fees at the time of application filing. Additional expenses incurred by the City that are associated with the review may be paid at a later date but prior to action being taken on the application.
2. Legal Description. Applicants shall provide a legal description of all the property that is subject of the variance or administrative adjustment application.
3. Narrative. Applicants shall provide a project narrative that describes the location, proposed use(s), proposed site improvements, and zoning district. The narrative shall describe the existing and proposed building sizes, ~~proposed lot coverage~~, proposed density, ~~(as applicable)~~, parking and access, and environmental conditions on and adjacent to the subject site. The narrative shall describe the requested deviations, waivers, or modifications. The narrative shall list all of the variance/administrative adjustment review criteria and provide a response describing how the proposal complies with those criteria.
4. Plan Set. Applicants shall provide a plan set, at the discretion of the Planning Director, to illustrate the proposed site improvements. ~~A plan set may only be required where the proposed variance or administrative adjustment application includes new buildings and/or site improvements.~~ The plan set may include the following.
 - a. Property Survey. This shall be a scaled drawing with a surveyor's seal that graphically depicts the current lot/tract configuration with boundary dimensions, depicts current easements, and illustrates the exact location and dimensions of existing site improvements ~~(e.g., structures, pavement areas, etc.)~~. The survey shall also include a legal description.
 - b. Site Plan. This shall be a scaled drawing that depicts the existing and proposed site conditions with a specific focus on the construction elements that are subject of the variance/administrative adjustment application. The site plan shall include the proposed building setbacks, as applicable to the variance/administrative adjustment application.
 - c. Building Elevations. This shall be scaled drawings showing the proposed building elevations for subject structure(s) of the variance/administrative adjustment application. The elevations shall include dimensions and material labels. Building elevations are only required for variances/administrative adjustments that involve an increase in building height beyond what is allowed in the zoning district.
5. Technical Studies. The applicant may be required to submit technical studies at the discretion of the Planning Director to demonstrate compliance with the variance and administrative adjustment review criteria. These may include, but ~~are~~ not limited to, traffic studies, drainage studies, noise and vibration studies, and/or visual impact studies.
- F. Review Procedure. Variance and administrative adjustment applications shall be reviewed pursuant to Table 17.04.030.a. The City shall process the application pursuant to the following procedures.
 1. Initial Submittal and Completeness Review. Upon receipt of an application submittal, the Planning Department shall review the submittal for completeness. Where the submittal lacks the required information, the Planning Department shall cease its review and notify the applicant of deficient information/items. After the applicant addresses the deficient items, the Planning Department may restart its review. The Planning Department shall provide written comments to the applicant detailing elements of the application that do not comply with regulations and policies.
 2. The Planning Department shall conduct a review ~~of~~ the application's consistency with the approval criteria, pursuant to Section 17.04.070.D, other Municipal Code provisions, the Comprehensive Plan, and other applicable regulatory and policy documents. The Planning Department may circulate the application to other city departments for comment. The Planning Department shall provide written comments to the applicant detailing elements of the application that are inconsistent with approval criteria.
 3. Application Revisions. As applicable, the applicant ~~may~~ shall revise its application submittal to address the Planning Departments comments. ~~If After~~ the applicant provides a revised application packet, the Planning Department shall review the revised application for regulatory and policy compliance.
 4. Staff Report. The Planning Director, ~~(or designee)~~ shall write a staff report that (i) summarizes the proposed variance/administrative adjustment in terms of location, proposed land use(s), and proposed

structures, (iii) describes the deviations, waivers or modifications sought, (iii) provides findings to the variance and administrative adjustment approval criteria, (iv) provides findings to the specific use standards, as applicable, and (iv) provides a recommendation to approve, approve with conditions, or deny the request. The staff report shall include the applicant's complete submittal and any public comments as attachments.

- G. Public Notice Required for Variance. The City shall provide public notice and document public comments regarding the variance application pursuant to Section 17.04.180.
- H. Decision for Administrative Adjustments. The Planning Director shall review the administrative adjustment application, review the staff report, and take action on the application. The Planning Director may approve, approve with conditions, or deny the application. The Planning Director, in their sole discretion, may provide public notice of an administrative adjustment application, provide opportunity for written public comments, and hold a public meeting for purposes of taking oral public comment.
- I. Hearing & Decision for Variances. The Planning and Zoning Commission shall conduct a public hearing to review the variance application, review the staff report, hear staff, applicant, and public testimony, discuss the proposal, and take action on the application. The Commission may approve, approve with conditions, or deny the application.

17.04.071 – 17.04.089 *Reserved*

17.04.090 Zoning Clearance Review

- A. Purpose. A zoning clearance review is a formal process for the Planning Department to determine whether a land use or subdivision complies with VMC Title 17. A zoning clearance is intended to provide certainty to property owners, renters, occupants, and other interested parties that specific activities on a property comply with VMC Title 17.
- B. Applicability. A zoning clearance review is required for any new land use activity, expanded land use activity, a change of use on a property, and platting actions. A zoning clearance is a written determination granted to an applicant indicating that the property, land usage(s), and improvements conform to zoning requirements.
- C. Review Process. A zoning clearance application shall be reviewed pursuant to the following provisions.
 - 1. A zoning clearance must be determined prior to (1) establishing a new use on any land or within a structure or (2) the expansion of any use of land or structure. A zoning clearance shall be determined prior to the issuance of a building permit.
 - 2. A zoning clearance review may occur concurrently with other applications such as a building permit, subdivision, business registration, conditional use permit, and variance/administrative adjustment application. A separate zoning clearance application is not required during a concurrent review if sufficient information is included in the other application request.
 - 3. The Planning Director, or designee, shall review the zoning clearance application and issue a determination based on its consistency with VMC Title 17.
 - a. The issuance of a zoning clearance does not exempt an applicant from complying with all laws properly affecting the use or development of land.
 - 4. Issuance and conditions.
 - a. The resulting determination may require that the applicant make site modifications and/or secure the required permit approval for the requested outcome.
 - b. Planning staff may request additional information pertaining to the project in order to conduct a thorough review and ensure full compliance with VMC Title 17.

17.04.100 – 17.04.119 *Reserved*

17.04.120 Temporary Land Use Permits

- A. Purpose. A temporary land use permit allows ~~an~~ interim, nonpermanent, and/or seasonal uses of land that does not exceed six months in duration.

- B. Applicability. The provisions of this section apply to an interim, nonpermanent, and/or seasonal uses of land including but not limited to events, races, carnivals, concerts, outdoor sales events, markets, off-site construction yards, and similar uses that are not otherwise permitted outright in the zoning district in which the subject land is located or in conjunction with a legally established land use for said lot.
- C. City-Owned Land. Temporary land use permits shall be required for all interim, nonpermanent, and/or seasonal uses of city-owned land whether conforming or nonconforming except as otherwise provided herein.
- D. Private, Federal, or State-Owned Land. Temporary land use permits shall be required for all interim, nonpermanent, and/or seasonal uses on private, federal, or state-owned land that do not conform with permitted uses within the zoning district where the temporary use will occur.
- E. Exceptions. The following uses and situations are exempt from the temporary use standards and the associated review/approval standards of this section.
1. City use of City-owned Land. Uses associated with municipal operations, services, and maintenance are not subject to a temporary land use permit.
 2. On-Site Construction Yard. On-site construction yards, storage structures/vehicles, and offices, in conjunction with an approved construction project on the same parcel are not subject to a temporary land use permit. When allowed, said activities/structures/materials shall be removed within 30 days upon completion of the construction project, or the expiration of the building permit authorizing the construction project, whichever first occurs.
 3. Emergency Response Activities. Emergency public health and safety land use activities, as determined by resolution of the City Council, or authorized under an emergency declaration, [or during an active response by emergency service agencies](#), shall not require a temporary land use permit.
 4. Short-term Events at Specific Locations. Events or uses occurring less than ten consecutive days at the City of Valdez Civic Center, City of Valdez Recreation Center, Kelsey Dock, the Valdez Airport, or other [facility locations](#) specifically designated by the Planning Director, shall not require a temporary land use permit.
 5. Garage or Yard Sales. Garage sales or yard sales that occur at a personal residence shall not require a temporary land use permit subject to the following provisions:
 - a. Only one garage or yard sale may be conducted within any one-month period and the sale shall be limited to not more than three consecutive days or to two consecutive weekends not to exceed four days in all.
 - b. The sale shall not be conducted between the hours of eight p.m. of any day and seven a.m. of the following day.
 - c. The sales shall not encroach or be made on or from public streets or rights-of-way.
 - d. No licensed retail or wholesale dealer shall be allowed to consign or offer for sale any goods or merchandise or participate in any private sale authorized by this subsection.
- ~~6.~~ [6.](#) Events at Personal Residences. Small events such as celebrations, social engagements, weddings, and/or parties at personal residences shall not require a temporary land use permit.
- F. Permit Types. Temporary land use permits are allowed by the provisions of this section and pursuant to the following:
1. Short-term Permits. Applicants may request a short-term permit for temporary uses that occur less than 10 consecutive days each year at a specific location. Short-term permits may be approved through an application, internal review, and a decision from the Planning Director pursuant to Table 17.04.030.a.
 2. Long-term Permits. Applicants may request a long-term permit for temporary uses that occur 10 or more consecutive days at a specific location. The duration of the permit shall not exceed six months unless the permit is issued to a contractor working on a city-owned project. No more than one long-term permit shall be issued each calendar year for the same location to the same applicant. Long-term permits may be approved by the Planning and Zoning Commission pursuant to Table 17.04.030.a. Long-term permit

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activities that reoccur on an annual basis may be renewed annually, with approval by the Planning Director, if the duration of the use exceeds one year, and may be renewed for a maximum of four years. After four years the reoccurring use must go through the full application and approval process. Minor changes to the original permit may be reviewed and approved by the Planning Director during the renewal process if the changes do not change the extent, intensity, or use approved in the original permit.

3. Prohibited Land Uses/Events. The following land uses/~~events~~ may not be approved as a temporary land use permit.
 - a. Any land use that requires a Conditional Use Permit.
4. City-owned Property Liability Insurance Requirements. Applicants that seek to conduct a temporary use on city-owned land shall maintain liability insurance as set forth herein naming the City as an additional insured party for the duration of the permit. The minimum insurance requirements are as follows:
 - a. General Liability. Applicants shall provide general liability insurance covering the permittee and the City for any and all claims for personal injury, bodily injury (including death) and property damage (including environmental degradation or contamination) arising from any activity occurring as a result of this temporary land use permit agreement.
 - b. Auto Liability (If Applicable). Permittee shall maintain business auto liability insurance covering liability arising out of any auto (including owned, hired, and non-owned autos).
 - c. Minimum limits: Applicants shall provide insurance equaling at least one million dollars combined single limit each accident and subject to the following other minimum limits.
 - i. \$100,000,000 each occurrence
 - ii. \$100,000 damage to rented premises
 - iii. \$5,000 medical payments
 - iv. \$1,000,000 personal and advertising injury
 - v. \$2,000,000 general aggregate
 - vi. \$2,000,000 products and completed operations aggregate
 - d. Waiver of Subrogation. For the purpose of waiver of subrogation, Permittee releases and waives all rights to claim or recover damages, costs or expenses against Valdez for any casualty of any type whatsoever in, on or about the Premises if the amount of such damage, cost or expense has been paid to such damaged party under the terms of any policy of insurance required herein.
 - e. Worker Compensation. The City may require proof of workers compensation issuance for activities that are subject to state and/or federal law.
 - f. Alternatives and Waivers of Insurance Requirements. ~~At the~~ the discretion of the Planning Director, event insurance may be accepted for short-term permits. Upon a showing of good cause, in the discretion of the Planning Director, insurance policies not fully conforming with the minimum requirements set forth herein may be accepted where the nature of the use under the temporary land use permit poses a low risk of liability for the city. For permits on private, state, or federally owned land, the Planning Director may require insurance as a condition of permit approval.
- G. Approval Criteria. The Planning Department and the final decision-making authority shall evaluate whether the temporary land use permit application complies with the criteria established in this section in determining to approve, approve with conditions, or deny the request. The decision-making authority may require the applicant to submit whatever reasonable evidence may be needed to demonstrate compliance.
 1. Criterion 1: Use of the property under the permit shall not constitute a nuisance, substantially interfere with the use and enjoyment of adjacent property, or adversely impact public access or city operations.
 2. Criterion 2: The proposed property shall be adequately served by streets or highways having sufficient width and improvements to accommodate the kind and quantity of traffic that the temporary land use is reasonably expected to generate.

3. Criterion 3: Adequate temporary parking to accommodate vehicular traffic generated by the use shall be available either on the property or at alternate locations acceptable to the city.
 4. Criterion 4: All permits must be for a fixed period of time identified in the permit.
 5. Criterion 5: No permanent structures shall be erected on the property.
 6. Criterion 6: No permanent alteration of land shall occur.
 7. Criterion 7: The permittee shall obtain all required permits for the proposed use from the city or other [governmentalrequired](#) agencies.
 8. Criterion 8: The permittee shall clear the property of any debris, litter, or other evidence of the temporary use upon expiration or termination of the permit.
 9. Criteria 9: For permits on city owned land, the permittee shall pay fees as established by [resolution of the city council](#) ~~by resolution~~. No fees shall be charged for permits issued to contractors for the purpose of completing city-owned projects.
 10. Criterion 10: The proposed use will not jeopardize, endanger, or substantially interfere with the public convenience, health, safety, or general welfare.
- H. Submittal Requirements. Applicants for a temporary land use permit shall provide the following items to the City to commence the review.
1. Application and Fee(s). Applicants shall provide a complete application and pay associated application fees at the time of application filing. Complete applications for short-term permits must be submitted at least fourteen days before the date that the proposed temporary use is scheduled to take place in order to ensure applications are processed in time. Complete applications for long-term permits must be submitted at least forty-five days before the date that the proposed temporary use is scheduled to take place in order to ensure applications are processed in time. [The application deadlines may be waived, at the sole discretion of the Planning Director.](#)
 2. Narrative. Applicants shall provide a project narrative that describes the location, proposed use(s), associated structures/vehicles, hours/dates of the use/event, and proposed parking arrangements. The narrative shall describe the existing site improvements ~~(e.g., buildings, utilities, and parking areas),~~ and site conditions. The narrative should address the temporary use review criteria and provide a response describing how the proposal complies with those criteria.
 3. Site Plan. Applicants shall submit a scaled site plan, as applicable, that graphically illustrates the site location, access locations, proposed temporary use location on the site, and major geographical features.
- I. Review Procedure. Temporary land use permits shall be reviewed pursuant to Table 17.04.030.a. The City shall process the application pursuant to the following procedures.
1. Initial Submittal and Completeness Review. Upon receipt of an application submittal, the Planning Department shall review the submittal for completeness. Where the submittal lacks the required information, the Planning Department shall cease its review and notify the applicant of deficient information/items. After the applicant addresses the deficient items, the Planning Department may restart its review.
 2. Sufficiency Review. As applicable to the size and location of the proposed temporary use, the Planning Director may circulate the application submittal to other city departments to conduct a review of the application's consistency with the approval criteria pursuant to 17.04.120.G.
 3. Staff Report. For long-term permits, the Planning Director or designee shall draft a report summarizing the request, any compliance concerns, and a recommendation to the Planning and Zoning Commission.
 3. Action for Short-term Permits. The Planning Director shall review the short-term temporary land use permit application, review staff comments, and take action on the application. The Planning Director may approve, approve with conditions, or deny the application. Issuance of short-term permits shall be reported to the planning and zoning commission and city council at the next regularly scheduled meetings.

4. Action for Long-term Permits. The Planning and Zoning Commission shall review the long-term temporary land use permit application, review staff comments, and take action on the application. The Commission may approve, approve with conditions, or deny the application. Issuance of long-term permits shall be reported to the city council at the next regularly scheduled meeting.

17.04.121 – 17.04.129 *Reserved*

17.04.130 Pre-Application Meeting

- A. Purpose. A pre-application meeting is a process for applicants to seek guidance and preliminary advising from city staff pertaining to a proposed land use or development plan for a property before submitting an application for review. The pre-application meeting is intended to allow applicants to obtain preliminary staff comments on their proposal before creating detailed construction documents and technical studies/analysis. Under this provision, City staff is expected to conduct a preliminary review of the proposal's compliance with the applicable City of Valdez code and permitting standards; this process is not intended to be a detailed analysis or constitute an approval.
- B. Applicability. A pre-application meeting is a voluntary process for any individual seeking guidance for proposed land use and development activity within the municipal limits. A formal pre-application meeting is not required for general inquiries to the City.
- C. Response. City staff will provide a written response to the applicant regarding materials reviewed during the preapplication meeting.

17.04.131 – 17.04.139 *Reserved*

17.04.140 Appeals

- A. Purpose. This section establishes the process, allowances, and limitations for interested parties/individuals to appeal the decision-making authority's action(s) for a specific permit, application or any action of the Planning Director or other administrative official in enforcement of VMC Title 17.
- B. Applicability. The provisions of this section apply to any appeal pursuant to Table 17.04.030.a. An appeal may be sought only under the provisions of this section by a person affected or aggrieved by the action being appealed. These procedures apply to appeals to the Planning and Zoning Commission or City Council (together "City Appellate Authority").
- C. Filing Limit. The appeal must be filed within fifteen days of the date of the action or decision being appealed. The notice of appeal must be filed with the city clerk. The notice of appeal shall be in the form of a written statement containing detailed and specific allegations of error and describe how the appellant will be affected or aggrieved by the action or decision.
- D. Appeals Hearing. Upon a determination by the city clerk that a notice of appeal is properly filed, the City Clerk shall schedule an appeal hearing before the City Appellate Authority within 60 days of the appeal request. The appeals hearing may be scheduled during a regular or special Planning and Zoning Commission or City Council meeting as deemed appropriate by the City Clerk.
- D. Notice of Hearing. A notice of the date, time, and place of the appeals hearing before the City Appellate Authority shall be served on the appellant and shall be titled "NOTICE OF HEARING;" and shall set forth the nature of the appeal to be heard. At least 14 days prior to the hearing, the City Clerk shall cause the notice of hearing to be posted on the City's public notice web page [and City Hall notice board](#), and notice shall be mailed to the appellant. The City Appellate Authority may prescribe rules of procedure for additional notification in cases where a decision of the board would have a substantial effect on surrounding properties.
- E. Stay of Proceedings. The filing of an appeal shall stay all proceedings in the matter until a determination is made by the City Appellate Authority, unless the court issues an enforcement order based on a certificate of imminent peril to life or property or in the case of an emergency as set forth in VMC Title 17.
- F. Staff Report. The Planning Director shall write a staff report that (i) summarizes the original application and its approval, (ii) provides findings for each of the appellate claims, and (iii) provides a recommendation to approve, approve with conditions, or deny the appeal claim. All data pertaining to the case shall accompany the staff report. The report shall be provided to the City Clerk.

- G. Procedure for Hearing. An appeal before the City Appellate Authority shall be conducted in accordance with the following procedures:
1. Failure of Appellant to Appear. If an appellant fails to appear in person, the City Appellate Authority may proceed with the hearing.
 2. Oath to Be Administered. Anyone testifying before the City Appellate Authority shall be administered an oath prior to giving testimony.
 3. Record. The city clerk shall be ex officio clerk of the City Appellate Authority and shall keep verbatim stenographic records or electronic recordings of the board's proceedings, showing the vote of each member on every question and all of the evidence presented.
 4. Burden of Proof. The burden of proof rests with the appellant. The city shall make available to the appellant all reasonably pertinent documents requested for presentation of the appeal.
 5. Rules of Evidence. The hearing of an appeal shall be conducted informally. The City Appellate Authority shall not be restricted by the formal rules of evidence; however, the chair may exclude evidence irrelevant to the issues appealed. Hearsay evidence may be considered, provided there are adequate guarantees of its trustworthiness and that it is more probative on the point for which it is offered than any other evidence which the proponent can procure by reasonable efforts.
 6. General Procedure. Each side shall have a total of no more than thirty minutes to present their case. Each side shall be responsible for dividing their thirty minutes between oral presentation, argument, testimony (including witness testimony), and rebuttal. The board may expand or limit the length of the hearing depending on its complexity, or take other action to expedite the proceedings.
 7. Order of Presentation. The appellant shall present argument first. Following the appellant, the ~~abatement officer~~ [Enforcement Officer](#) [Planning Director, or designee](#), shall present the city's argument. The appellant may, at the discretion of the chair, make rebuttal presentations directed solely to the issues raised by the ~~abatement officer~~ [Enforcement Officer](#) [Planning Director, or designee](#). The members of the City Appellate Authority may ask questions through the chair of either the appellant or the ~~abatement officer~~ [Planning Director](#) at any time during the hearing.
 8. Witnesses and Exhibits. The appellant and the ~~abatement officer~~ [Planning Director, or designee](#), may offer oral testimony of witnesses and documentary evidence during the hearing. All testimony before the City Appellate Authority shall be under oath.
 9. Decision of City Appellate Authority.
 - a. At the conclusion of the appeal hearing, the City Appellate Authority, shall, based on the information received at the hearing, affirm or reverse the appealed action or decision in whole or in part.
 - b. It shall require a majority of the full membership of the City Appellate Authority, minus those members who disqualify themselves with conflicts of interest.
 - c. Every decision of the ~~zoning board of examiners and appeals~~ [City Appellate Authority](#) to affirm or reverse an action or decision shall be in writing setting forth the findings and conclusions adopted. Such findings must be reasonably specific so as to provide the community and, where appropriate, reviewing authorities, with a clear and precise understanding of the reasons for the City Appellate Authorities decision.
 - d. Decisions of the City Appellate Authority may be appealed pursuant to Table 17.04.030.a Review Matrix.
- H. Judicial Appeal.
1. Final decisions of the highest City Appellate Authority set forth in VMC Title 17 may be appealed to the superior court or a court of competent jurisdiction.
 2. Filing Timeline Requirement. The appellant shall file an appeal within 30 days to the superior court by filing with the court, and provide a copy to the Valdez City Clerk.

3. Appeal Procedures. The appeal claim shall be subject to the rules, allowances, limitations, and procedures established by the superior court.
4. Stay of Proceedings. The filing of an appeal to superior court does not stay any proceedings in the matter, nor the effect of the decision of the City's decision-making authority or City Appellate Authority.

17.04.151 – 17.04.159 Reserved

17.04.160 VMC Title 17 Violations

- A. Purpose. This chapter establishes code violation rules and enforcement procedures to ensure compliance with VMC Title 17 and remedy violations.
- B. Applicability. The provisions of this section apply to the following violations and unlawful acts, whereas nuisance violations within the municipal limits are addressed in VMC Title 8.
 1. Use of Land. Any land use activities that are not allowed pursuant to the property's zoning code designation and/or require specific City approvals which have not been granted.
 2. Development Activities. Any development activities that are not allowed or require specific City approvals/permits which have not been granted pursuant to VMC Title 17.
 3. Permit Violations. Any land use, development activities, subdivision activities, and/or land modifications that are a direct violation to a permit issued pursuant to VMC Title 17.
 4. Violation not condoned by permit issuance or plan approval. The issuance or granting of a building permit or approval of plans or specifications under the authority of the Valdez Building Code) herein shall not be deemed or construed to be a permit for or an approval of any violation of the provisions of VMC Title 17 or any amendment thereto. No permit presuming to give authority to violate or cancel any of the provisions of VMC Title 17 shall be valid except insofar as the work or use which is authorized is lawful and permitted.
 5. Activity inconsistent with VMC Title 17. Any erection, construction, reconstruction, remodeling, alteration, maintenance, expansion, movement, or use of any building, structure, or sign, or development or subdivision of any land, in contravention of any provision of VMC Title 17 or in any way inconsistent with the terms and conditions of any entitlement required to engage in such activity.
- C. Continuing violations. Each day that a violation occurs or remains uncorrected shall constitute a separate and distinct violation of VMC Title 17, provided however the director has the authority to enter into a civil compromise as to the amount of the fine.
- D. VMC Title 17 Violation Enforcement Process.
 1. Primary Responsibility. The Planning Director, [or designee](#), shall have primary responsibility for enforcement of VMC Title 17.
 2. Inspections.
 - a. The Planning Director, [or designee](#), may at any reasonable time, upon presentation of proper identification, enter upon and inspect any land, structure, or premises where he or she has reasonable cause to believe there exists a violation of VMC Title 17, or enter upon such a building or premises to perform a duty of the director under VMC Title 17.
 - b. At any reasonable time, the Planning Director may enter upon and inspect any land or structure where any entitlement has been applied for or issued. The purpose of such inspection shall be to verify conformity with the application or entitlement.
 - c. Where the Constitution of the United States or of the state so requires, the ~~director~~ [Planning Director](#) shall obtain an administrative search warrant authorizing an inspection and exhibit the warrant to the person in charge of the premises before conducting the inspection. The director or representative shall apply to the trial courts of the state to obtain a warrant, stating in the application the name and address of the premises to be inspected, the authority to conduct the inspection, the nature and extent of the inspection, and the facts and circumstances justifying the inspection. Warrants issued under this section shall be returned within ten days.

3. Enforcement Orders.

- a. In the case of a violation of VMC Title 17, the Planning Director, or designee, may issue an enforcement order pursuant to this section mandating:
 - i. Discontinuation of a use of land or a structure that is in violation of VMC Title 17;
 - ii. Abatement or removal of a structure or part of a structure that is a violation of VMC Title 17;
 - iii. Discontinuation of construction or other activity preparatory to a structure or use of land or a structure that is a violation of VMC Title 17;
 - iv. Suspension or revocation of an entitlement issued under VMC Title 17.
 - v. Restoration of any structure, vegetation, land, water body, or other thing upon the land that is destroyed, damaged, altered, or removed in violation of VMC Title 17; and
 - vi. Any other action necessary to prevent, abate, or discontinue a violation of VMC Title 17.
- b. No penalty or fine shall be assessed pursuant to VMC Title 17 unless and until the violator has been notified of the enforcement order in accordance with this section.
- c. The enforcement order shall be in writing and shall describe the violation, shall identify the provision or provisions of VMC Title 17 that are being violated, shall specify what actions must be taken to correct the violation, shall direct the person to correct the violation within a specified reasonable time period, and shall state that penalties, civil claims, or criminal violations may be assessed or brought against the violator if he or she fails to take appropriate action to cure or correct the violation. If no other violator can be ascertained, then the notice of violation shall be sent to the record owner of the land on which the violation occurs.
- d. An enforcement order may be directed to one or more violators. An enforcement order that is served on a violator personally or by certified mail is final with respect to that violator if not timely appealed.
- e. Upon receipt of a written request for an extension of time to cure or correct the violation, the Planning Director may grant extensions in their-his-or-her sole discretion.
- f. Compliance Agreement. The Planning Director, ~~(or designee,)~~ may enter into a voluntary compliance agreement with the property owner or violator that is subject of the code violation. The voluntary compliance agreement is a written, signed commitment by the property owner to correct/address the code violations. The voluntary compliance agreement shall include the following:
 - i. The name and address of the property owner or violator;
 - ii. The address or other identification of the location of the violation;
 - iii. A description of the violation and a reference to the applicable code provisions;
 - iv. A description of required corrective action and the date and time within by which compliance must be completed;
 - v. An acknowledgment that if the city determines that the terms of the voluntary compliance agreement are not met, the City may impose any remedy authorized by this chapter or other applicable code section(s);
 - vi. A list of fine and penalties that the property owner shall pay as allowed under this section and/or Section 8.20.
 - vii. An acknowledgment that by entering into the voluntary compliance agreement, the property owner admits that the conditions described in the voluntary compliance agreement existed and constituted a code violation.
- g. Corrective action taken. If the violation is cured or corrected within the time period specified in the enforcement order or compliance agreement, or within any extension of time granted, then the municipality shall take no further action against the violator.

- he. Options upon noncompliance. Whenever a written enforcement order has become final or the term for compliance under a compliance agreement has run and the violation continues to exist, the Planning Director, director, or designee, may pursue any of the forms of relief under Section 17.04.160(C).
4. Private Enforcement Actions. Whenever a violation occurs, any aggrieved or affected person may file a written complaint in regard thereto. All such complaints shall be brought to the attention of the Planning Director who may cause such complaint to be properly recorded, investigated and reported upon. City staff who observe violations while on duty may also file complaints to be investigated. The Planning Director, or designee, has sole discretion regarding whether to pursue investigation and enforcement proceedings.
- a. Investigation. Upon receipt of a code violation complaint, the Planning Director, or designee, may investigate the claim and determine whether a violation has occurred. The Planning Director, (or designee,) shall prepare a memorandum documenting the complaint, an analysis of the land activities/development associated with the complaint, and a finding to whether the violation has occurred. b. Remedy Request. In the event the complaint results in the identification of a violation, the Planning Department Director, or designee, may issue an enforcement order or pursue other remedies.

E. Remedies and Penalties.

1. Fines. The City may impose fines for code violations subject to the schedule set forth in this section.

Code Section	Violation Description	Fine / Penalty
VMC Title 17, Chapter 17.06	Unlawful use of land.	\$200.00 per violation/per day.
VMC Title 17, Chapter 17.04	Development and/or land use in violation of an associated permit.	\$200.00 per violation/per day.
17.04.160	Situations where the property owner fails to satisfy the provisions and terms of a Compliance Agreement.	\$200 per violation PLUS any other associated fine/penalty listed above/per violation per day.
<u>VMC Title 17 – Generally</u>	<u>Failure to comply with the requirements of Title 17 aside from the violations specifically identified above.</u>	<u>\$200 per violation/day</u>

2. Civil remedies and enforcement powers.
- a. Deny/withhold entitlements. The Planning Director may deny or withhold all entitlements, including any authorization to use or develop any land, structure, or improvements, until a violation, associated civil penalty, and/or lien resulting from a previous final order related to such property, use, or development is corrected. This provision shall apply whether or not the current owner or applicant for the permit or other approval is responsible for the violation.
- b. Revoke entitlements. The Planning Director may revoke any entitlement or other form of authorization required under VMC Title 17. Written notice of revocation shall be served on the property owner and/or the

person to whom the entitlement was issued or such notice may be posted in a prominent location at the place of violation.

c. Restoration. The Planning Director may require a violator to restore land or premises damaged as a result of a violation to its original condition.

d. Judicial Relief. The Planning Director may seek injunctive relief, damages, or other appropriate relief in superior court or other court of competent jurisdiction against any person who fails to comply with any provision of VMC Title 17 or any requirement or condition imposed pursuant to VMC Title 17.

e. Fines. A person who violates this title shall be subject to a civil fine as set forth in Table 17.04.060.a. When such a fine remains unpaid after 30 days of issuance, the fine may be recorded as a lien against the subject property or otherwise recovered by the City in any manner legally permissible.

f. Abatement. The Planning Director may abate a violation of VMC Title 17.

i. Before action is taken to abate a violation, a final warning notice shall be posted on the property and served personally or by certified mail with return receipt required to the violator and the owner of record of the property.

ii. Unless this notice is appealed, pursuant to section 17.04.140, the Planning Director may proceed to abate the violation.

iii. The Planning Director, or designee, shall keep an accounting of the cost of abatement, including incidental expenses. The Planning Director will forward a bill for collection to the violator and record owner of the property specifying the nature of the costs and work performed. For purposes of this chapter incidental expenses shall include preparation of the notices, legal fees and costs, specifications and contracts, work inspection, and interest from the date of completion at the rate prescribed by law for delinquent real property taxes.

iv. The responsibility for payment of the charges for abatement as set forth in this section shall rest solely with the owner of the property upon which the abatement occurred. Such charges become a lien upon the real property where the violation occurred. When charges for abatement remain unpaid after 30 days from billing, the Planning Director, or designee, may record a claim of lien at the district recorder's office. The lien shall be subordinate to all existing special assessment liens previously imposed upon the same property and shall be paramount to all other liens except for state or municipal property taxes. The lien shall continue until the charges and all interest due and payable thereon are paid.

v. The lien created under this section may be enforced as provided in AS 34.35.005—34.35.045.

3. Remedies cumulative. The remedies provided for violations of VMC Title 17 shall be cumulative and in addition to any other remedy provided by law, and may be exercised in any order.

17.04.161 – 17.04.179 Reserved

17.04.180 Public hearings and notification requirements.

A. Purpose. The purpose of this section is to define the requirements of public hearings and notice as they relate to the review and approval procedures for VMC Title 17.

B. Public Hearings. When conducting a public hearing, the ~~City Council and/or the~~ Planning and Zoning Commission shall hear and consider relevant evidence and facts from any person at the public hearing or written communication (received prior to the hearing) from any person relative to the matter. The City Clerk shall document and record public testimony, the actions of the decision-making authority, and the application package.

C. Notification. Notices required by VMC Title 17 shall include the date, time, and location of the hearing, as well as the description of the action requested and the property for which the action has been requested. The

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names of the property owners and the parties filing the application shall also be included. The following notices shall be given:

1. Published Notices. The notice shall be published on the City of Valdez website in a designated section with reasonable navigation links thereto. At least 140 days before ~~each city election, regular or special~~ the public hearing, the city clerk shall provide notice to local media outlets to the extent deemed reasonable by the city clerk and post on the city website a notice of such election. ~~The last date of publication shall not be less than three days before the date of the public hearing.~~
2. Mail Notices. A notice shall also be sent by mail at least ~~ten-14~~ days prior to the public hearing to each owner of property within a distance of three hundred feet of the exterior boundary of the lot or parcel of land described in the application for the requested action. Mail notices are not required for city-initiated legislative actions that involve multiple properties or the City as a whole (e.g., Comprehensive Plan amendments, city-wide rezones, Municipal Code text amendments).
3. Site Postings. For any rezone, comprehensive plan amendment, or conditional use permit that involves a specific lot, the Planning Department staff shall post the property with a document holder containing public notice flyers on a public roadway that abuts the property at least 140 days before the scheduled hearing. The flyers shall list the date, time and location of the hearing and summarize the application request. The following exemptions shall apply to site posting standards.
 - a. City-initiated Applications. This is not required for city-initiated rezones or Comprehensive Plan amendments involving more than one lot.
 - b. Non-roadway Accessible Land. Site posting is not required where the lot subject of the application does not abut a public roadway (e.g., land only accessible by water or access easements).

17.04.181 – 17.04.189 *Reserved*

17.04.190 **Annexation**

- A. Purpose. The annexation describes the process to bring land into the official Valdez municipal limits; where such land would be applicable to the City's rules, laws, and governing structure.
- B. Requirements and Procedure. Annexations shall be processed pursuant to the State of Alaska boundary changes review procedures and through the Local Boundary Commission.

Chapter 17.05

Reserved

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Chapter 17.06

Zoning Districts

17.06.010 Zoning Established.

A. Purpose. The purpose of VMC Title 17 is to regulate the use of land and improvements by districts in accordance with the city comprehensive plan. These zoning regulations are designed to provide for orderly development; to lessen street congestion; to promote public safety; to protect the public health and general welfare; to provide a high quality of life; to prevent overcrowding; and to stimulate systematic development of transportation, public utilities, educational facilities, parks, and other public facilities.

B. Generally.

1. Conformance with title required. No building or land within the city shall have the existing use altered, used or occupied, and no building or part thereof shall be erected, moved or altered unless in conformity with the applicable provisions specified in VMC Title 17. Whenever private use is made of any public land or public structures, such use shall fully conform to the regulations set forth in VMC Title 17.
2. Interpretation and application of provisions. In their interpretation and application, the provisions of VMC Title 17 shall be minimum regulations and shall apply uniformly within each district, each class or kind of building, structure, [landland](#), or water area, except as hereinafter specifically provided.
3. Conflicts with other regulations. Whenever the requirements of VMC Title 17 are at variance with the requirements of any other lawfully adopted ordinance of the city, those imposing the higher standards shall apply.

17.06.011 – 17.06.019 *Reserved*

17.06.020 Official maps.

A. Generally. The use districts are bounded and defined on official zoning maps of the city entitled “Zoning Maps of the City of Valdez, Alaska” and identified by the signature of the mayor and attested to by the city clerk. [The Planning Department shall also maintain a digital version of the official zoning maps.](#) These maps are by this reference made a part of VMC Title 17.

B. Changes.

1. No changes of any nature shall be made to the official zoning maps or matter shown thereon except in conformity with the procedures set forth in VMC Title 17. Any unauthorized change of any kind whatsoever by any person or persons shall be considered a violation of VMC Title 17 and punishable as provided in Section 17.06.170.
2. Regardless of the existence of proposed copies of the official zoning maps which may from time to time be made or published, the official zoning maps shall be located in the Planning Department office, where they can be kept current and shall be the final authority as to the current zoning status of lands and water areas.

C. Replacement. ~~The Planning Department shall maintain a digital version of the official zoning maps.~~ If the official zoning maps become damaged, destroyed, lost or difficult to interpret because of the nature or number of the changes and additions, the city council, after recommendation from the planning and zoning commission, may by ordinance adopt new official zoning maps which shall supersede the prior official zoning maps.

17.06.021 – 17.06.029 *Reserved*

17.06.030 Interpretation of boundaries

When uncertainty exists as to the boundaries of districts as shown on the official zoning maps, the following rules shall apply:

- A. Zoning district boundaries are assumed to extend to the centerline of any public right-of-way adjacent to the parcel.
- B. Boundaries indicated as approximately following the centerline of streets and highways shall be construed as following such centerlines.
- C. Boundaries indicated as approximately following platted lot lines shall be construed as following the lot lines in effect at the time the zoning district was approved.
- D. Boundaries indicated as approximately following section or section subdivision lines shall be construed as following such section or section subdivision lines; boundaries indicated as approximately following city limits shall be construed as following city limits.
- E. Boundaries indicated as following shorelines shall be construed as following the mean water line of that shore. In the event of change, the boundary shall be construed as moving with the actual shoreline affected by that change. Boundaries indicated as approximately following the centerlines of streams, rivers, lakes or other bodies of water shall be construed to follow such centerlines.
- F. Tidelands, as defined in Section 14.04.020 , shall be construed as taking on the zoning district of the adjacent lot(s).
- G. Navigable Rivers shall be zoned as P Public Lands district. The stream channels and meandering beds of Mineral Creek, Valdez Glacier Stream, and Lowe River shall be assumed to be zoned as P Public Lands district.
- H. Where interpretation is needed as to the exact location of the boundaries of a district, as shown on the official zoning map, as for example, where there appears to be a conflict between a mapped district boundary and actual field conditions, the Planning Director shall make the necessary interpretation.
- I. Where any public street or alley is officially vacated or abandoned, the zoning district on the abutting property shall apply to the newly vacated or abandoned area.

17.04.131 – 17.04.139 Reserved

17.06.040 Zoning Districts

- A. Purpose. Zoning districts are designed to assist in carrying out the intent and purpose of the Comprehensive Plan and to protect the public health, safety, and general welfare of the community.
- B. Allowed Uses by Zoning District. The following table (17.06.040.a) provides the allowed uses in each zoning district.

Table 17.06.040.a Allowed Uses by Zoning District															
<i>Allowed/permitted (P), Allowed Accessory (A), Conditional (C), and Not Allowed (blank)</i>															
	RR	R1	R2	<u>NM</u> <u>U</u>	CB	G	<u>WI</u>	LI	HI	A	P	UL	CO	NH	<u>Specific Use Standards</u> <i>(A = applicable)</i>
Residential															
<u>Accessory Dwelling Units</u>	A	A	A	A	:	:	A	A	A	-	C	-	-	-	Y
<u>Assisted Living Homes</u>	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-
<u>Dwellings - Detached</u>	P	P	P	P	:	:	-	-	-	-	-	-	-	-	-
<u>Dwellings - Attached - Duplex (up to 2 units)</u>	P	P	P	P	:	:	-	-	-	-	-	-	-	-	-

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Table 17.06.040.a Allowed Uses by Zoning District

Allowed/permitted (P), Allowed Accessory (A), Conditional (C), and Not Allowed (blank)

	RR	R1	R2	NM U	CB	G	WI	LI	HI	A	P	UL	CO	NH	Specific Use Standards (Y = applicable)
per building) and townhouses (2 units)															
Dwellings - Attached - Townhouse (more than 2 units per building)	-	P	P	P	P	P	-	-	-	-	-	-	-	-	-
Dwellings - Multi-unit (up to 4 units per building)	-	P	P	P	P	P	-	-	-	-	-	-	-	-	-
Dwellings - Multi-unit (more than 4 units per building)	-	C	P	P	P	P	-	-	-	-	-	-	-	-	Y
Dwellings - Manufactured Home (built after June 15, 1976)	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-
Dwellings - Mobile Home (built prior to June 15, 1976)	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-
Home occupations	A	A	A	A	A	A	-	-	-	-	-	-	-	-	Y
Manufactured home parks	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-
Planned Unit Development	C	C	C	C	C	C	-	-	-	-	-	-	-	-	Y
Shelters (e.g., homeless, victims, emergency)	P	P	P	P	P	P	-	-	-	-	P	-	-	-	Y
Short term rentals	P	P	P	P	P	P	-	-	-	-	-	-	-	-	Y
Worker Housing	C	-	P	-	-	C	C	C	C	-	C	-	-	-	Y
Lodging	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hotels, Motels, Inns, Rental Cabins	C	-	C	P	P	P	-	C	-	-	C	-	-	-	-

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Allowed/permitted (P), Allowed Accessory (A), Conditional (C), and Not Allowed (blank)															
	RR	R1	R2	NM U	CB	G	WI	LI	HI	A	P	UL	CO	NH	Specific Use Standards (Y = applicable)
Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Adult Entertainment Uses	-	-	-	-	-	C	C	C	-	-	-	-	-	-	Y
Building material supply establishments	-	-	-	-	P	P	P	P	P	-	-	-	-	-	-
Commercial and Retail Sales (all uses unless otherwise listed in this table)	-	-	A	P	P	P	P	P	A	P	A	-	-	-	-
Food production and processing, small scale	-	-	-	P	P	P	P	P	-	-	-	-	-	-	-
Frozen food storage	-	-	-	P	P	P	P	P	P	-	-	-	-	-	-
Fuel and Gas Stations	-	-	-	C	C	P	P	P	P	-	-	-	-	-	Y
Marijuana retail stores	-	-	-	C	P	P	P	P	A	P	-	-	-	-	-
Self-Storage	-	-	-	C	-	-	P	P	P	-	-	-	-	-	-
Vehicle Parts and Tire sales	-	-	-	P	P	P	P	P	-	-	-	-	-	-	-
Vehicle Sales (motor vehicles)	-	-	-	C	C	P	P	P	-	-	-	-	-	-	-
Eating and Drinking	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Drinking establishments	-	-	A	C	P	P	P	P	P	-	-	-	-	-	-
Eating establishments	-	-	A	P	P	P	P	P	A	-	-	-	-	-	Y
Office and Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Animal hospitals, veterinary practices	C	-	-	P	P	P	P	P	P	-	-	-	-	-	-
Animal boarding, kennels and shelters	C	-	-	C	C	C	P	P	P	-	C	-	-	-	Y

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Allowed/permitted (P), Allowed Accessory (A), Conditional (C), and Not Allowed (blank)

	RR	R1	R2	NM U	CB	G	WI	LI	HI	A	P	UL	CO	NH	Specific Use Standards (Y = applicable)
Boat charter services	C	-	-	P	P	P	P	P	P	-	-	-	-	-	-
Government Offices and Services	C	-	-	P	P	P	P	P	P	-	P	-	-	-	-
Laundries, laundromats	C	-	A	P	P	P	A	A	A	-	-	-	-	-	-
Mortuaries/funeral homes	-	-	-	C	P	P	C	C	C	-	C	-	-	-	-
Offices (Business, Professional, Medical) - all similar uses unless otherwise listed in this table	-	-	-	P	P	P	-	-	-	P	-	-	-	-	-
Public Services (non-office oriented)	-	-	A	P	P	P	P	P	P	-	C	-	-	-	-
Personal Services (e.g., repair shops) - (all similar uses unless otherwise listed in this table)	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-
Vehicle Service (automobiles, boats, and marine equipment)	-	-	-	C	C	P	P	P	P	-	-	-	-	-	Y
Vehicle Rental	-	-	-	P	P	P	P	P	P	P	-	-	-	-	-
Public and Quasi-Public	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Assembly halls, Community buildings, Religious institution	P	P	P	P	P	P	C	C	-	-	C	-	-	-	-
Cemeteries	A	A	A	-	-	-	-	-	-	-	P	-	-	-	-

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Table 17.06.040.a Allowed Uses by Zoning District

Allowed/permitted (P), Allowed Accessory (A), Conditional (C), and Not Allowed (blank)

	RR	R1	R2	NM U	CB	G	WI	LI	HI	A	P	UL	CO	NH	Specific Use Standards (Y = applicable)
Child Care Facilities	P	P	P	P	P	P	C	C	-	-	C	-	-	-	Y
Correc- tional facili- ties	-	-	-	-	C	-	-	C	C	-	C	-	-	-	-
Dams, wa- ter reser- voirs and water tow- ers	C	C	C	C	C	C	P	P	P	-	P	P	C	P	-
Educational Institution or school	P	P	P	-	-	-	-	-	-	-	P	-	-	-	-
Educational Institution - Vocational	PX	-	C	PX	PX	PX	-	C	-	-	PX	-	-	-	-
Hospital	-	-	-	-	P	P	-	-	-	-	C	-	-	-	-
Library, Museum, Cultural In- stitution, and Art Gallery	C	C	C	P	P	P	C	C	-	-	C	-	=	-	-
Small wind or solar en- ergy sys- tems	A	A	A	A	A	A	A	A	A	-	A	-	-	-	-
Utilities (service lines and small trans- formers)	P	P	P	P	P	P	P	P	P	-	P	P	P	P	-
Utilities Class I (substa- tions, in- door pro- cessing)	C	C	C	C	C	C	C	C	C	-	C	=	=	=	-
Utilities Class II (power gen- eration, out- door pro- cessing)	C	-	-	C	C	P	P	P	P	-	C	=	=	=	-
Waste Dis- posal Facil- ity	-	-	-	-	-	-	C	C	P	-	C	-	-	-	-
Wireless Communi- cation Tower (commer- cial)	C	C	C	C	C	C	C	C	C	-	C	C	C	C	Y
Recreation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

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Allowed/permitted (P), Allowed Accessory (A), Conditional (C), and Not Allowed (blank)

	RR	R1	R2	NM U	CB	G	WI	LI	HI	A	P	UL	CO	NH	Specific Use Standards <small>(Y = applicable)</small>
Indoor recreation, private/commercial	-	-	-	C	P	P	C	-	-	-	-	-	-	-	-
Indoor recreation, public	-	C	C	C	P	P	-	-	-	-	P	-	-	-	-
Outdoor recreation, private/commercial	-	-	-	P	P	P	-	-	-	-	P	-	-	P	Y
Outdoor recreation, public	P	P	P	C	C	C	P	P	C	-	P	P	P	P	-
Recreation equipment rental	-	-	-	C	P	P	C	-	-	-	P	-	-	C	-
Recreational vehicle park or campground	C	C	C	C	C	C	C	C	-	-	C	-	C	C	Y
Shooting range	-	-	-	-	-	-	-	C	C	-	C	-	-	-	-
Industrial, Production and Storage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
All industries dependent on marine transportation	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-
Asphalt and concrete plant	-	-	-	-	-	-	-	C	P	-	-	-	-	-	-
Barge freight terminal	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-
Boat and RV sales and storage	-	-	-	C	-	C	P	P	P	-	-	-	-	-	-
Construction yard	-	-	-	C	-	C	P	P	P	-	-	-	-	-	-
Docks and harbor facilities	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-
Explosive ammunition, gunpowder	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-

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Allowed/permitted (P), Allowed Accessory (A), Conditional (C), and Not Allowed (blank)

	RR	R1	R2	NM U	CB	G	WI	LI	HI	A	P	UL	CO	NH	Specific Use Standards (Y = applicable)
manufac- ture and storage															
Ferry termi- nals and cruise ship landing	-	-	-	-	-	C	P	-	-	-	-	-	-	-	-
Food pro- duction and processing, large scale	-	-	-	-	-	C	P	P	P	-	-	-	-	-	Y
Freight staging and handling ar- eas	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-
Fuel stor- age, small scale	A	A	A	A	A	A	A	A	A	A	-	-	-	-	-
Fuel stor- age, me- dium scale	-	-	-	A	A	A	P	P	P	-	-	-	-	-	-
Fuel stor- age, large scale	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-
Fuel piers	-	-	-	-	-	C	P	P	P	-	-	-	-	-	-
Hazardous substance production and storage	-	-	-	-	-	-	C	C	C	-	C	-	-	-	-
Ice manu- facture, storage and sales	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-
Junkyards, auto wreck- ing and scrap yards conducted within an enclosure	-	-	-	-	-	-	C	C	C	-	-	-	-	-	-
Manufac- turing and processing	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-
Manufac- turing and processing - Artisan	-	-	-	-	-	C	P	P	P	-	-	-	-	-	-
Manufac- turing and processing - Light	-	-	-	-	-	C	P	P	P	-	-	-	-	-	-
Marijuana cultivation	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-

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Table 17.06.040.a Allowed Uses by Zoning District

Allowed/permitted (P), Allowed Accessory (A), Conditional (C), and Not Allowed (blank)

	RR	R1	R2	NM U	CB	G	WI	LI	HI	A	P	UL	CO	NH	Specific Use Standards <i>(Y = applicable)</i>
Marijuana manufacturing	-	-	-	C	C	C	P	P	-	-	-	-	-	-	-
Marine equipment and repair facilities	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-
Material resource extraction	-	-	-	-	-	-	PC	PC	CP	-	-C	-	-	-	Y
Seafood-Meat processing	-	-	-	C	-	C	P	P	P	-	-	-	-	-	-
Mining operation	=	-	-	-	-	-	-	-	-	-	C	-	-	-	Y
Mining support services	=	-	-	-	-	-	-	-	P	-	C	-	-	-	-
Oil refineries and petrochemical plants, gas liquefaction and fractionation plants	-	-	-	-	-	-	C	-	C	-	-	-	-	-	-
Petroleum products, docks and related facilities	-	-	-	-	-	-	P	-	P	-	-	-	-	-	-
Sawmills	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-
Solid waste disposal	-	-	-	-	-	-	-	-	P	-	C	-	-	-	-
Solid waste processing facility	-	-	-	-	-	-	-	C	P	-	-C	-	-	-	-
Timber harvesting	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-
Warehouse	-	-	-	-	C	P	P	P	P	-	C	-	-	-	-
Aviation															
Aircraft maintenance and repair operations	-	-	-	-	-	=	-	-	-	P	-	-	-	-	Y
Aircraft parking in conjunction with permitted or conditional uses	-	-	-	-	-	=	-	-	=	P	-	-	-	-	Y

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Table 17.06.040.a Allowed Uses by Zoning District

Allowed/permitted (P), Allowed Accessory (A), Conditional (C), and Not Allowed (blank)

	RR	R1	R2	NM U	CB	G	WI	LI	HI	A	P	UL	CO	NH	Specific Use Standards (Y = applicable)
Aircraft rental agencies, lots and hangars	-	-	-	-	-	=	-	-	-	P	-	-	-	-	Y
Aircraft sales	-	-	-	-	-	=	-	-	=	P	-	-	-	-	Y
Airport	-	-	-	-	-	-	-	-	=	P	-	-	-	-	Y
Aviation electronics and radio sales and repair	-	-	-	-	-	-	-	-	-	P	-	-	-	-	Y
Aviation instruction facility	-	-	-	-	-	-	-	-	-	P	-	-	-	-	Y
Aviation products and petroleum sales	-	-	-	-	-	-	-	-	-	P	-	-	-	-	Y
Helipad	-	-	-	C	-	C	PC	CP	CP	P	C	-	-	C	Y
Agriculture	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Agricultural activity	P	C	C	-	-	P	P	P	P	-	P	-	-	-	-
Aquaculture operations	-	-	-	-	-	=	P	P	P	-	C	-	-	-	-
Nursery	C	-	C	P	-	P	P	P	P	-	P	-	-	-	-
Raising of livestock	P	C	C	C	-	=	-	C	C	-	P	-	=	-	Y
Accessory Uses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Personal Communication Antennae (PCA)	A	A	A	A	A	A	A	A	A	-	A	A	A	A	-

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B-C. Districts Established.

1. Public lands district (P). The P (public lands) district is intended to contain major open space areas, watershed management areas and major public and quasi-public, recreational, educational and institutional uses. Private, commercial recreational uses that are open to the public are also intended for this district, including private lands and uses that are essentially public in character and of specific value to the entire community.
 - a. Permitted ~~principal~~ primary uses and structures. The use is permitted by-right in the district and is subject only to the general standards throughout this ordinance (and any Specific Use Standards indicated). Permitted Uses requiring Specific Use Standards are permitted by right provided that the specific use standards set forth for that use are met. The Planning Director or designee shall review proposed permitted uses against applicable Specific Use Standards in accordance with Section 17.04.090 Zoning Clearance.
 - i. Shelters (e.g., homeless, victims, emergency)

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- ii. Government offices and services
 - iii. Cemeter~~iesy~~
 - iv. Dams and Water reservoirs
 - v. ~~Schools~~ Educational institution
 - ~~v-vi.~~ Educational institution, vocational
 - ~~vii-viii.~~ Utilities (service lines and small transformers)
 - ~~viii-ix.~~ Recreation equipment rental
 - ~~ix-x.~~ Indoor recreation, public
 - ~~x-xi.~~ Outdoor recreation, private/commercial
 - ~~xi-xii.~~ Outdoor recreation, public
 - ~~xii.~~ ~~NAgricultural nurseriesy and greenhouse~~
 - ~~xiii.~~ Agricultural activitiesy
 - ~~xiii.~~ ~~Aquaculture operations~~
- b. Permitted accessory uses and structures. The use is permitted by-right as an accessory to an established primary permitted use on that lot.
- i. Commercial and Retail Sales (all uses unless otherwise listed in this table)
 - ii. ~~Small wind energy~~ Small wind or solar energy systems
 - iii. Accessory Buildings (~~non-residential~~)
 - iv. Personal Communication Antennae (PCA)
- c. Conditional uses. The use is permitted only when a Conditional Use Permit has been issued in accordance with Section 17.04.060 Conditional Use Permits.
- i. Accessory Dwelling Units
 - ii. Worker Housing
 - iii. Hotels, Motels, Inns, and lodges, and Rental Cabins
 - iv. Animal boarding, kennels and shelters
 - v. Public services (non-office oriented)
 - vi. Mortuaries/funeral homes
 - ~~vii.~~ Assembly ~~halls, hall,~~ Community buildings, Religious institutions and religious buildings
 - ~~viii-vii.~~ Cemeter~~iesy~~
 - ~~ix-viii.~~ Child Care Facilitiesy
 - ~~x-ix.~~ Correctional facilitiesy
 - ~~xi-x.~~ Hospitals
 - ~~xii-xi.~~ Library~~ies~~, Museums, Cultural Institutions, and Art Galler~~iesy~~
 - ~~xiii-xii.~~ Utilities Class I (substations, indoor processing)
 - ~~xiv-xiii.~~ Utilities Class II (power generation, outdoor processing)
 - ~~xv.~~ ~~Waste Disposal Facilitiesy~~
 - ~~xvi-xiv.~~ Wireless Communication Tower~~s~~ (commercial)
 - ~~xvii-xv.~~ ~~RCampgrounds and recreational vehicle parks or campgrounds~~
 - ~~xviii-xvi.~~ Shooting ranges
 - ~~xix-xvii.~~ Warehouse~~sing~~
 - ~~xx-xviii.~~ Hazardous substance production and storage
 - ~~xxi-xix.~~ Mining operations
 - ~~xxii-xx.~~ Mining support services
 - ~~xxiii-xxi.~~ Solid waste disposal
 - ~~xxiv-xxii.~~ Solid waste processing facilit~~iesy~~
 - ~~xxv-xxiii.~~ Timber harvesting
 - ~~xxvi-xxiv.~~ Helipads
 - ~~xxvii.~~ Agriculture
 - ~~xxviii.~~ ~~NAgricultural nurseriesy and greenhouse~~
 - ~~xxix.~~ Agricultural activitiesy
 - ~~xxx-xxv.~~ Aquaculture operations

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2. Rural Residential district (RR). The RR district is intended to include lands where public utilities may not be available, but topography and soil conditions allow development at low population densities that can rely on on-lot water and sewer without creating a public health hazard. The RR district is intended to be rural in character with low-density living options.
- a. Permitted ~~principal~~ primary uses and structures. The use is permitted by-right in the district and is subject only to the general standards throughout this ordinance (and any Specific Use Standards indicated). Permitted Uses requiring Specific Use Standards are permitted by right provided that the specific use standards set forth for that use are met. The Planning Director or designee shall review proposed permitted uses against applicable Specific Use Standards in accordance with Section 17.04.090 Zoning Clearance.
 - i. Assisted Living Homes
 - ii. ~~Dwellings – Detached~~
 - iii. ~~ii. Dwellings – Detached~~
 - iv. ~~iii. Dwellings - Attached - Duplex (up to 2 units per building) and townhouse (2 unit)~~
 - v. ~~iv. Dwellings - Manufactured Home (built after June 15, 1976)~~
 - vi. ~~v. Dwellings - Mobile Home (built prior to June 15, 1976)~~
 - vii. ~~vi. Shelters (e.g., homeless, victims, emergency)~~
 - viii. ~~vii. Short term rentals~~
 - ix. ~~viii. Assembly halls, Community buildings, Religious institutions~~
 - x. ~~ix. Assembly hall, community, and religious buildings~~
 - xi. ~~x. Child Care Facilities~~
 - xii. ~~xi. Schools Educational institutions~~
 - xiii. ~~xii. Educational institutions, vocational~~
 - xiv. Utilities (service lines and small transformers)
 - xv. Outdoor recreation, public
 - xvi. Agricultural activities
 - xvii. Raising of livestock
 - xviii. ~~xvi. Interim Storage Buildings~~
 - b. Permitted accessory uses and structures. The use is permitted by-right as an accessory to an established primary permitted use on that lot.
 - i. Home Occupations
 - ii. Accessory Dwelling Units (ADUs)
 - iii. Cemeteries
 - iv. ~~Small wind~~ Small wind or solar energy systems
 - v. Fuel storage, small scale
 - vi. Accessory Buildings (Non-residential)
 - vii. Personal Communication Antennae (PCA)
 - c. Conditional uses. The use is permitted only when a Conditional Use Permit has been issued in accordance with Section 17.04.060 Conditional Use Permits.
 - i. Planned Unit Developments
 - ii. Worker Housing
 - iii. Hotels, Motels, Inns, and lodges, and Rental Cabins
 - iv. Animal hospitals, veterinary practices
 - v. Animal boarding, kennels and shelters
 - vi. Boat charter services
 - vii. Government Offices and Services
 - viii. Laundries, laundromats
 - ix. Dams and water reservoirs
 - x. Libraries, Museums, Cultural Institutions, and Art Galleries
 - xi. Utilities Class I (substations, indoor processing)
 - xii. Utilities Class II (power generation, outdoor processing)
 - xiii. Wireless Communication Towers (commercial)

- xiv. ~~R~~Campgrounds and recreational vehicle parks or campgrounds
 - xv. ~~All industries dependent on marine transportation for receiving raw materials or Arts and dependent upon marine transportation to ship finished products~~
 - ~~xvi-xv. N~~Agricultural nurseries and greenhouse
3. Moderate density residential district (R1). The R1 district is intended primarily for detached dwellings and duplexes at moderate densities in areas with public utilities. Structures and uses required to serve recreational and other noncommercial needs of residential areas are allowed as permitted or conditional uses. These uses must be designed to be compatible with the residential uses in the R1 district.
- a. Permitted ~~principal~~primary uses and structures. The use is permitted by-right in the district and is subject only to the general standards throughout this ordinance (and any Specific Use Standards indicated). Permitted Uses requiring Specific Use Standards are permitted by right provided that the specific use standards set forth for that use are met. The Planning Director or designee shall review proposed permitted uses against applicable Specific Use Standards in accordance with Section 17.04.090 Zoning Clearance.
 - i. Assisted Living Homes
 - ii. Dwellings – Detached
 - iii. Dwellings - Attached - Duplex (~~up to 2 units per building~~) and townhouse (2 units)
 - iv. Dwellings - Attached - Townhouse (more than 2 units per building)
 - v. Dwellings - Multi-unit (up to 4 units per building)
 - vi. Dwellings - Manufactured Home (built after June 15, 1976)
 - vii. Dwellings - Mobile Home (built prior to June 15, 1976)
 - viii. Shelters (e.g., homeless, victims, emergency)
 - ix. Short term rentals
 - x. ~~Assembly halls, Community buildings, Religious institutions~~
 - ~~x. Assembly hall, community, and religious buildings~~
 - xi. Child Care Facilities
 - xii. ~~Schools~~Educational institutions
 - xiii. Utilities (service lines and small transformers)
 - xiv. Outdoor recreation, public
 - ~~xv. Interim Storage Buildings~~
 - b. Permitted accessory uses and structures. The use is permitted by-right as an accessory to an established primary permitted use on that lot.
 - i. Home Occupations
 - ii. Accessory Dwelling Units (ADUs)
 - iii. Cemeteries
 - iv. ~~Small wind~~Small wind or solar energy systems
 - v. Fuel storage, small scale
 - vi. Accessory Buildings (~~Non-residential~~)
 - vii. Personal Communication Antennae (PCA)
 - c. Conditional uses. The use is permitted only when a Conditional Use Permit has been issued in accordance with Section 17.04.060 Conditional Use Permits.
 - i. Dwellings - Multi-unit (more than 4 units per building)
 - ii. Planned Unit Developments
 - iii. Dams and water reservoirs
 - iv. Libraries, Museums, Cultural Institutions, and Art Galleries
 - v. Utilities Class I (substations, indoor processing)
 - vi. Wireless Communication Tower (commercial)
 - vii. ~~R~~Campgrounds and recreational vehicle parks or campgrounds
 - ~~vii-viii. Indoor recreation, public~~
 - ~~viii-ix. Agricultural activities~~
 - ~~ix-x. Raising of livestock~~

4. High density residential district (R2). The R2 district is intended for a wide variety of housing types including multi-unit dwellings. Structures and uses required to serve recreational and other noncommercial needs of residential areas are allowed as permitted or conditional uses. These uses must be designed to be compatible with the residential uses in the R2 district.
- a. Permitted ~~principal~~primary uses and structures. The use is permitted by-right in the district and is subject only to the general standards throughout this ordinance (and any Specific Use Standards indicated). Permitted Uses requiring Specific Use Standards are permitted by right provided that the specific use standards set forth for that use are met. The Planning Director or designee shall review proposed permitted uses against applicable Specific Use Standards in accordance with Section 17.04.090 Zoning Clearance.
- i. Assisted Living Homes
 - ii. Dwellings - Detached
 - iii. Dwellings - Attached - Duplex (up to 2 units per building)
 - iv. Dwellings - Attached - Townhouse (more than 2 units per building)
 - v. Dwellings - Multi-unit (up to 4 units per building)
 - vi. Dwellings - Multi-unit (more than 4 units per building)
 - vii. Dwellings - Manufactured Home (built after June 15, 1976)
 - viii. Dwellings - Mobile Home (built prior to June 15, 1976)
 - ix. Manufactured home parks
 - x. Shelters (e.g., homeless, victims, emergency)
 - xi. Short term rentals
 - xii. Worker Housing
 - xiii. Assembly halls, Community buildings, Religious institutions
 - ~~xiii. Assembly hall, community, and religious buildings~~
 - xiv. Child Care Facilities
 - xv. Schools/Educational institutions
 - xvi. Utilities (service lines and small transformers)
 - xvii. Outdoor recreation, public
 - ~~xviii. Interim Storage Buildings (Residential Zones)~~
- b. Permitted accessory uses and structures. The use is permitted by-right as an accessory to an established primary permitted use on that lot.
- i. Home occupations
 - ii. Accessory Dwelling Units (ADUs)
 - iii. Commercial and Retail Sales (all uses unless otherwise listed)
 - iv. ~~Restaurants and~~Eating establishments
 - v. Drinking establishments
 - vi. Public Services (non-office oriented)
 - vii. Laundries, laundromats
 - viii. ~~Cemeteries~~
 - ix. ~~Small wind~~Small wind or solar energy systems
 - x. Fuel storage, small scale
 - xi. Accessory Buildings (~~Non-residential~~)
 - xii. Personal Communication Antennae (PCA)
- c. Conditional uses. The use is permitted only when a Conditional Use Permit has been issued in accordance with Section 17.04.060 Conditional Use Permits.
- i. Planned Unit Developments
 - ii. Hotels, Motels, Inns, and lodges, and Rental Cabins
 - iii. Dams and water reservoirs
 - iv. Educational Institution - Vocational schools
 - v. Libraries, Museums, Cultural Institutions, and Art Galleries
 - vi. Utilities Class I (substations, indoor processing)
 - vii. Wireless Communication Tower (commercial)

- viii. ~~RCampgrounds and recreational vehicle parks or campgrounds~~
- ix. ~~NAgricultural nurseries and greenhouse~~
- x. ~~Agricultural activities~~
- xi. ~~Raising of livestock~~

~~xi-xii.~~ Indoor recreation, public

5. Neighborhood Mixed Use district (NMU). The NMU district is intended primarily for areas with utilities that include residential and supporting commercial and institutional uses that serve the convenience shopping needs for local residents. Business establishments should be developed in a small and compact format to serve adjacent neighborhoods. Both vertical and horizontal mixed-use configurations are encouraged. Some non-residential uses are allowed as conditional uses so that their compatibility with surrounding neighborhoods can be evaluated on a case-by-case basis. All uses shall be compatible in terms of scale and design.
- a. Permitted ~~principal~~primary uses and structures. The use is permitted by-right in the district and is subject only to the general standards throughout this ordinance (and any Specific Use Standards indicated). Permitted Uses requiring Specific Use Standards are permitted by right provided that the specific use standards set forth for that use are met. The Planning Director or designee shall review proposed permitted uses against applicable Specific Use Standards in accordance with Section 17.04.090 Zoning Clearance.
 - i. ~~Assisted Living Homes~~
 - ii. ~~Dwellings - Detached~~
 - iii. ~~Dwellings - Attached - Duplex (up to 2 units per building) and townhouse (2 units)~~
 - iv. ~~Dwellings - Attached - Townhouse (more than 2 units per building)~~
 - v. ~~Dwellings - Multi-unit (up to 4 units per building)~~
 - vi. ~~Dwellings - Multi-unit (more than 4 units per building)~~
 - vii. ~~Dwellings - Manufactured Home (built after June 15, 1976)~~
 - viii. ~~Dwellings - Mobile Home (built prior to June 15, 1976)~~
 - ix. ~~Shelters (e.g., homeless, victims, emergency)~~
 - x. ~~Short term rentals~~
 - xi. ~~Hotels, Motels, Inns, and lodges, and Rental Cabins~~
 - xii. ~~Commercial and Retail Sales (all uses unless otherwise listed)~~
 - xiii. ~~Frozen food storage~~
 - xiv. ~~Food production and processing, small scale~~
 - xv. ~~Vehicle Parts and Tire sales~~
 - xvi. ~~Restaurants and Eating establishments~~
 - xvii. ~~Personal Services (e.g., personal services, repair shops)- all similar uses unless otherwise listed~~
 - xviii. ~~Offices (Business, Professional, Medical) - all similar uses unless otherwise listed~~
 - xix. ~~Animal hospitals, veterinary practices~~
 - xx. ~~Boat charter services~~
 - xxi. ~~Government Offices and Services~~
 - xxii. ~~Public Services (non-office oriented)~~
 - xxiii. ~~Laundries, laundromats~~
 - xxiv. ~~Vehicle Rentals~~
 - xxv. ~~Assembly halls, Community buildings, Religious institutions~~
 - xxvi. ~~Child Care Facilities~~
 - xxvii. ~~Libraries, Museums, Cultural Institutions, and Art Galleries~~
 - xxviii. ~~Utilities (service lines and small transformers)~~
 - xxix. ~~Outdoor recreation, private/commercial~~
 - xxx. ~~Outdoor recreation, public~~
 - xxxi. ~~NAgricultural nurseries and greenhouse~~
 - xxxii. ~~Educational institutions, vocational~~

b. Permitted accessory uses and structures. The use is permitted by-right as an accessory to an established primary permitted use on that lot.

- i. Home occupations
- ii. Accessory Dwelling Units (ADUs)
- iii. ~~Small wind~~Small wind or solar energy systems
- iv. Fuel storage, small scale
- v. Fuel storage, medium scale
- vi. Accessory Buildings (~~Non-residential~~)
—Personal Communication Antennae (PCA)
- vii. Helipads
- viii. Construction yards

~~vii. Marijuana manufacturing~~

c. Conditional uses. The use is permitted only when a Conditional Use Permit has been issued in accordance with Section 17.04.060 Conditional Use Permits.

- i. Planned Unit Developments
- ii. ~~Automobile~~Fuel and Gas Stations
- iii. Marijuana retail stores
- iv. Vehicle Sales (motor vehicles)
- v. Drinking establishments
- vi. Animal boarding, kennels and shelters
- vii. Mortuaries/funeral homes
- viii. Vehicle Services (automobiles and boats)
- ix. Dams and water reservoirs
- x. Utilities Class I (substations, indoor processing)
- xi. Utilities Class II (power generation, outdoor processing)
- xii. Wireless Communication Towers (commercial)
- xiii. Recreation equipment rental
- xiv. Indoor recreation, private/commercial
- xv. Indoor recreation, public
- xvi. Outdoor recreation, public
- xvii. Meat processing
- ~~xviii.~~ Raising of livestock
- ~~xix.~~ Recreational vehicle park/campground
- xx. Helipads
- xxi. Marijuana manufacturing
- xxii. Boat and RV sales, storage
- ~~xviii-xxiii.~~ Self-storage

6. Central business district (CB). The CB district blends commercial, moderate- to high-density residential, cultural, institutional and entertainment uses with walkability and connections to other live/work/play destinations. Uses in the CB are designed to satisfy the needs of residents of the entire community in one central location. The unique character of the CB is enhanced by buildings and entrances oriented to the street, off-street parking located at the side or rear of buildings, and small gathering spaces throughout the district.

a. Permitted ~~principal~~primary uses and structures. The use is permitted by-right in the district and is subject only to the general standards throughout this ordinance (and any Specific Use Standards indicated). Permitted Uses requiring Specific Use Standards are permitted by right provided that the specific use standards set forth for that use are met. The Planning Director or designee shall

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review proposed permitted uses against applicable Specific Use Standards in accordance with Section 17.04.090 Zoning Clearance.

- i. Assisted Living Homes
 - ii. Dwellings - Multi-unit (up to 4 units per building)
 - iii. Dwellings - Multi-unit (more than 4 units per building)
 - ~~iii-iv.~~ Dwellings - Attached - Townhouse (more than 2 units per building)
 - ~~iv-v.~~ Shelters (e.g., homeless, victims, emergency)
 - ~~v-vi.~~ Short term rentals
 - ~~vi-vii.~~ Hotels, Motels, Inns, Lodges, and Rental Cabins
 - ~~vii-viii.~~ Building material supply establishments
 - ~~viii-ix.~~ Commercial and Retail Sales (all uses unless otherwise listed in this table)
 - ~~ix-x.~~ Frozen food storage
 - ~~x-xi.~~ Food production and processing, small scale
 - ~~xi-xii.~~ Marijuana retail stores
 - ~~xii-xiii.~~ Vehicle Parts and Tire sales
 - ~~xiii-xiv.~~ Restaurants and Eating establishments
 - ~~xiv-xv.~~ Drinking establishments
 - ~~xv-xvi.~~ Personal Services (e.g., personal services, repair shops) - all similar uses unless otherwise listed
 - ~~xvi-xvii.~~ Offices (Business, Professional, Medical) - all similar uses unless otherwise listed
 - ~~xvii-xviii.~~ Animal hospitals, veterinary practices
 - ~~xviii-xix.~~ Boat charter services
 - ~~xix-xx.~~ Government Offices and Services
 - ~~xx-xxi.~~ Public Services (non-office oriented)
 - ~~xxi-xxii.~~ Laundries, laundromats
 - ~~xxii-xxiii.~~ Mortuaries/funeral homes
 - ~~xxiii-xxiv.~~ Vehicle Rentals
 - ~~xxv.~~ Assembly halls, Community buildings, Religious institutions
 - ~~xxiv.~~ Assembly hall, community, and religious buildings
 - ~~xxv-xxvi.~~ Child Care Facilities
 - ~~xxvi-xxvii.~~ Hospitals
 - ~~xxvii-xxviii.~~ Libraries, Museums, Cultural Institutions, and Art Galleries
 - ~~xxviii-xxix.~~ Utilities (service lines and small transformers)
 - ~~xxix-xxx.~~ Recreation equipment rentals
 - ~~xxx-xxxi.~~ Indoor recreation, private/commercial
 - ~~xxxi-xxxii.~~ Indoor recreation, public
 - ~~xxxii-xxxiii.~~ Outdoor recreation, private/commercial
- b. Permitted accessory uses and structures. The use is permitted by-right as an accessory to an established primary permitted use on that lot.
- i. Home occupations
 - ii. ~~Small wind~~ Small wind or solar energy systems
 - iii. Fuel storage, small scale
 - iv. Fuel storage, medium scale
 - v. Accessory Buildings (Non-residential)
 - vi. Personal Communication Antennae (PCA)
- c. Conditional uses. The use is permitted only when a Conditional Use Permit has been issued in accordance with Section 17.04.060 Conditional Use Permits.
- i. Dwellings- Attached- Townhouse (more than 2 units per building)
 - ii. Planned Unit Developments
 - iii. ~~Automobile~~ Fuel and Gas Stations
 - iv. Vehicle Sales (motor vehicles)
 - v. Animal boarding, kennels and shelters
 - vi. Vehicle Services (automobiles and boats)

- vii. Correctional facilities
 - viii. Dams and water reservoirs
 - ix. Utilities Class I (substations, indoor processing)
 - x. Utilities Class II (power generation, outdoor processing)
 - xi. Wireless Communication Tower (commercial)
 - xii. ~~RCampgrounds and~~ recreational vehicle parks or campgrounds
 - xiii. Outdoor recreation, public
 - xiv. ~~MLight~~ manufacturing and processing, Light-artisan
 - xv. Warehouses
 - xvi. Marijuana manufacturing
7. General commercial district (G). The G district includes those areas which are heavily exposed to automobile traffic and where public utilities are available. The district is intended specifically for those areas surrounding major intersections where personal services, convenience goods and auto-related service facilities are desirable and appropriate land uses. The extension of the G district commercial uses along arterials in a "strip" fashion is discouraged.
- a. Permitted ~~principal~~ primary uses and structures. The use is permitted by-right in the district and is subject only to the general standards throughout this ordinance (and any Specific Use Standards indicated). Permitted Uses requiring Specific Use Standards are permitted by right provided that the specific use standards set forth for that use are met. The Planning Director or designee shall review proposed permitted uses against applicable Specific Use Standards in accordance with Section 17.04.090 Zoning Clearance.
 - i. Assisted Living Homes
 - ii. Dwellings - Multi-unit (up to 4 units per building)
 - iii. Dwellings - Multi-unit (more than 4 units per building)
 - iiii-iv. Dwellings - Attached - Townhouse (more than 2 units per building)
 - v-v. Shelters (e.g., homeless, victims, emergency)
 - vi-vi. Short term rentals
 - vii-vii. Hotels, Motels, Inns, Lodges, and Rental Cabins
 - viii-viii. Automobile-Fuel and Gas Stations
 - ix-ix. Building material supply establishments
 - x-x. Commercial and Retail Sales (all uses unless otherwise listed in this table)
 - xi-xi. Frozen food storage
 - xii-xii. Food production and processing, small scale
 - xiii-xiii. Marijuana retail stores
 - xiiii-xiv. Vehicle Parts and Tire sales
 - xv-xv. Vehicle Sales (motor vehicles)
 - xvi-xvi. Restaurants and Eating establishments
 - xvii-xvii. Drinking establishments
 - xviii-xviii. Personal Services (e.g., personal services, repair shops) - all similar uses unless otherwise listed
 - xix-xix. Offices (Business, Professional, Medical) - all similar uses unless otherwise listed
 - xx-xx. Animal hospitals, veterinary practices
 - xxi-xxi. Boat charter services
 - xxii-xxii. Government Offices and Services
 - xxiii-xxiii. Public Services (non-office oriented)
 - xxiiii-xxiv. Laundries, laundromats
 - xxv-xxv. Mortuaries/funeral homes
 - xxvi-xxvi. Vehicle Services (automobiles and boats)
 - xxvii-xxvii. Vehicle Rentals
 - xxviii. Assembly halls, Community buildings, Religious institutions
 - xxviii. Assembly hall, community, and religious buildings
 - xxix-xxix. Child Care Facilities
 - xxx-xxx. Hospitals
 - xxx-xxx. Libraries, Museums, Cultural Institutions, and Art Galleries

- ~~xxxii-xxxii.~~ Utilities (service lines and small transformers)
 - ~~xxxiii-xxxiii.~~ Utilities Class II (power generation, outdoor processing)
 - ~~xxxiii-xxxiv.~~ Recreation equipment rental
 - ~~xxxiv-xxxv.~~ Indoor recreation, private/commercial
 - ~~xxxv-xxxvi.~~ Indoor recreation, public
 - ~~xxxvi-xxxvii.~~ Outdoor recreation, private/commercial
 - ~~xxxvii.~~ ~~Light m~~Manufacturing and processing, Light
 - xxxviii. ~~Artisan~~ Manufacturing and processing, Artisan
 - xxxix. Warehousesing
 - xl. Docks and harbor facilities
 - xli. Ice manufacture, storage and sales
 - ~~xlii.~~ Marine equipment and repair facilities
 - ~~xliii-xliii.~~ NAgricultural nurseriesy and greenhouse
 - ~~xlii-xliii.~~ Agricultural activitiesy
 - b. Permitted accessory uses and structures. The use is permitted by-right as an accessory to an established primary permitted use on that lot.
 - i. Home occupations
 - ii. ~~Small wind~~Small wind or solar energy systems
 - iii. Fuel storage, small scale
 - iv. Fuel storage, medium scale
 - v. Accessory Buildings (Non-residential)
 - vi. Personal Communication Antennae (PCA)
 - c. Conditional uses. The use is permitted only when a Conditional Use Permit has been issued in accordance with Section 17.04.060 Conditional Use Permits.
- i. ~~Dwellings – Attached – Townhouse (more than 2 units per building)~~
- ~~ii-i.~~ Planned Unit Developments
 - ~~iii-ii.~~ Worker Housing
 - ~~iv-iii.~~ Adult Entertainment Uses
 - ~~v-iv.~~ Animal boarding, kennels and shelters
 - ~~vi-v.~~ Dams and water reservoirs
 - ~~vii-vi.~~ Utilities Class I (substations, indoor processing)
 - ~~viii-vii.~~ Wireless Communication Towers (commercial)
 - ~~ix-viii.~~ ~~R~~Campgrounds and recreational vehicle parks or campgrounds
 - ~~x-ix.~~ Outdoor recreation, public
 - ~~xi-x.~~ Construction yards, ~~equipment and storage~~
 - ~~xii.~~ Animal reduction processing
 - ~~xiii-xi.~~ Boat sales and storage
 - ~~xiv-xii.~~ Ferry terminals and cruise ship landings
 - ~~xv-xiii.~~ Food and Seafood Processing, large scale
 - ~~xvi-xiv.~~ Fuel piers
 - ~~xvii-xv.~~ Marijuana manufacturing
 - ~~xviii-xvi.~~ Meat processing
 - ~~xix-xvii.~~ Helipads
8. Light Industrial district (LI). The LI district is intended for light industrial development including light manufacturing, processing, warehousing, storage, wholesale and distribution operations, and similar processes and operations. Limited commercial uses and accessory residential uses are allowed in the LI district to serve the uses for which the district is primarily intended. Limited recreation (including motorized sports facilities) are allowed.
- a. Permitted ~~principal~~primary uses and structures. The use is permitted by-right in the district and is subject only to the general standards throughout this ordinance (and any Specific Use Standards indicated). Permitted Uses requiring Specific Use Standards are permitted by right provided that the specific use standards set forth for that use are met. The Planning Director or designee shall

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review proposed permitted uses against applicable Specific Use Standards in accordance with Section 17.04.090 Zoning Clearance.

- i. ~~Automobile~~ Fuel and Gas Stations
- ii. Building material supply establishments
- iii. Commercial and Retail Sales (all uses unless otherwise listed in this table)
- iv. Frozen food storage
- v. Food production and processing, small scale
- vi. Marijuana retail store
- vii. Self-Storage
- viii. Vehicle Parts and Tire sales
- ix. Vehicle Sales (motor vehicles)
- x. ~~Restaurants and Eating~~ establishments
- xi. Drinking establishments
- xii. Animal hospitals, veterinary practices
- xiii. Animal boarding, kennels and shelters
- xiv. Boat charter services
- xv. Government Offices and Services
- xvi. Public Services (non-office oriented)
- xvii. Vehicle Service (automobiles and boats)
- xviii. Vehicle Rentals
- xix. Dams and water reservoirs
- xx. Utilities (service lines and small transformers)
- xxi. Utilities Class II (power generation, outdoor processing)
- xxii. Outdoor recreation, public
- xxiii. Manufacturing and processing
- xxiv. ~~Light manufacturing and processing, Artisan~~
- xxv. ~~Artisan Manufacturing and processing, Light~~
- xxvi. Warehouseing
- xxvii. All industries dependent on marine transportation ~~for receiving raw materials or Arts and dependent upon marine transportation to ship finished products~~
- xxviii. Construction yards, ~~equipment and storage~~
- ~~xxix. Animal reduction processing~~
- ~~xxx-xxx.~~ Barge freight terminals
- ~~xxxi-xxx.~~ Boat sales and storage
- ~~xxxii-xxxi.~~ Fabrication facilities
- ~~xxxiii-xxxii.~~ Food and Seafood Processing, large scale
- ~~xxxiv-xxxiii.~~ Freight staging and handling areas
- ~~xxxv-xxxiv.~~ Fuel storage, medium scale
- ~~xxxvi-xxxv.~~ Fuel storage, large scale
- ~~xxxvii-xxxvi.~~ Fuel piers
- ~~xxxviii-xxxvii.~~ Ice manufacture, storage and sales
- ~~xxxix-xxxviii.~~ Marijuana cultivation
- ~~xxxix.~~ Marijuana manufacturing
- xl. ~~Marijuana retail~~
- ~~xli. Marine equipment and repair facilities~~
- ~~xlii-xli.~~ Meat processing
- ~~xliii-xlii.~~ Material resource extraction
- ~~xliv-xliii.~~ Sawmills
- ~~xlv.~~ Helipads
- ~~xlvi-xlv.~~ ~~N~~Agricultural nurseries and greenhouse
- ~~xlvii-xlv.~~ Agricultural activitiesy
- ~~xlvi.~~ Aquaculture operations
- ~~xlvii.~~ Outdoor recreation, private

xlviii.

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- b. Permitted accessory uses and structures. The use is permitted by-right as an accessory to an established primary permitted use on that lot.
 - i. Accessory Dwelling Units
 - ii. Laundries, laundromats
 - iii. ~~Small wind~~Small wind or solar energy systems
 - iv. Fuel storage, small scale
 - v. Accessory Buildings (~~Non-residential~~)
 - vi. Personal Communication Antennae (PCA)
 - c. Conditional uses. The use is permitted only when a Conditional Use Permit has been issued in accordance with Section 17.04.060 Conditional Use Permits.
 - i. Worker Housing
 - ii. Hotels, Motels, Inns, Rental Cabins
 - iii. Adult Entertainment Uses
 - iv. Mortuaries/funeral homes
 - v. ~~Assembly halls, Community buildings, Religious institutions~~
~~Assembly hall, community, and religious buildings~~
 - vi. Child Care Facilities~~y~~
 - vii. Correctional facilities~~y~~
 - viii. Educational Institution - Vocational schools
 - ix. Libraries~~y~~, Museums, Cultural Institutions, and Art Galleries~~y~~
 - x. Utilities Class I (substations, indoor processing)
 - xi. ~~Helipads~~Waste Disposal Facilities~~y~~
 - xii. Wireless Communication Tower (commercial)
 - xiii. ~~RCampgrounds and recreational vehicle parks~~ or campgrounds
 - xiv. Shooting ranges
 - xv. Asphalt and concrete plants
 - xvi. Hazardous substance production and storage
 - xvii. ~~Junkyards, auto wrecking and s~~Scrap yards conducted within an enclosure
 - xviii. Solid waste processing facilities~~y~~
 - ~~xix.~~ xix. Raising of livestock
- xix.
9. Heavy industrial district (HI). The HI district is intended for industrial development, including heavy manufacturing, shipping terminals, natural resource extraction and other processes or operations which involve one or more of the following: employs large numbers of workers, heavy truck traffic, significant environmental effects or large-volume public water or sewer service or storage of hazardous materials under a conditional use permit. Limited recreation (including motorized sports facilities) are allowed.
- a. Permitted ~~principal~~primary uses and structures. The use is permitted by-right in the district and is subject only to the general standards throughout this ordinance (and any Specific Use Standards indicated). Permitted Uses requiring Specific Use Standards are permitted by right provided that the specific use standards set forth for that use are met. The Planning Director or designee shall review proposed permitted uses against applicable Specific Use Standards in accordance with Section 17.04.090 Zoning Clearance.
 - i. ~~Automobile~~Fuel and Gas Stations
 - ii. Building material supply establishments
 - iii. Frozen food storage
 - iv. Self-Storage
 - v. Drinking establishments
 - vi. Animal hospitals, veterinary practices
 - vii. Animal boarding, kennels and shelters
 - viii. Boat charter services
 - ix. Government Offices and Services
 - x. Public Services (non-office oriented)

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- xi. Vehicle Services (automobiles and boats)
 - xii. Vehicle Rentals
 - xiii. Dams and water reservoirs
 - xiv. Utilities (service lines and small transformers)
 - xv. Utilities Class II (power generation, outdoor processing)
 - ~~xvi. Waste Disposal Facilities~~
 - ~~xvii-xvi. Manufacturing and processing~~
 - ~~xviii-xvii. Light manufacturing and processing, Artisan~~
 - ~~xix-xviii. Artisan Manufacturing and processing, Light~~
 - ~~xx-xix. Warehousing~~
 - ~~xxi-xx. All industries dependent on marine transportation for receiving raw materials or Arts and dependent upon marine transportation to ship finished products~~
 - ~~xxii-xxi. Construction yards, equipment and storage~~
 - ~~xxiii. Animal reduction processing~~
 - ~~xxiv-xxii. Asphalt and concrete plants~~
 - ~~xxv-xxiii. Barge freight terminals~~
 - ~~xxvi-xxiv. Boat sales and storage~~
 - ~~xxvii-xxv. Fabrication facilities~~
 - ~~xxviii-xxvi. Food and Seafood Processing, large scale~~
 - ~~xxix-xxvii. Freight staging and handling areas~~
 - ~~xxx-xxviii. Fuel storage, medium scale~~
 - ~~xxxi-xxix. Fuel storage, large scale~~
 - ~~xxxii-xxx. Fuel piers~~
 - ~~xxxiii-xxxi. Ice manufacture, storage and sales~~
 - ~~xxxiv-xxxii. Marijuana cultivation~~
 - ~~xxxv. Marine equipment and repair facilities~~
 - ~~xxxvi-xxxiii. Meat processing~~
 - ~~xxxvii-xxxiv. Material resource extraction~~
 - ~~xxxviii-xxxv. Mining support services~~
 - ~~xxxix-xxxvi. Petroleum products, docks and related facilities~~
 - ~~xl-xxxvii. Sawmills~~
 - ~~xli-xxxviii. Solid waste disposal~~
 - ~~xlii-xxxix. Solid waste processing facilities~~
 - ~~xliii. Helipads~~
 - ~~xliv-xl. NAgricultural nurseries and greenhouse~~
 - ~~xlv-xli. Agricultural activities~~
 - ~~xlvi-xlii. Aquaculture operations~~
- b. Permitted accessory uses and structures. The use is permitted by-right as an accessory to an established primary permitted use on that lot.
- i. Accessory Dwelling Units
 - ii. Commercial and Retail Sales (all uses unless otherwise listed in this table)
 - iii. Marijuana retail stores
 - iv. ~~Restaurants and Eating establishments~~
 - v. Laundries, laundromats
 - vi. ~~Small wind~~Small wind or solar energy systems
 - vii. Fuel storage, small scale
 - viii. Accessory Buildings (Non-residential)
 - ix. Personal Communication Antennae (PCA)
- c. Conditional uses. The use is permitted only when a Conditional Use Permit has been issued in accordance with Section 17.04.060 Conditional Use Permits.
- i. Worker Housing
 - ii. Mortuaries/funeral homes
 - iii. Correctional facilities

- iv. Utilities Class I (substations, indoor processing)
- v. Wireless Communication Towers (commercial)
- vi. Outdoor recreation, public
- vii. Shooting ranges
- viii. Explosive ammunition, gunpowder manufacture and storage
- ix. Hazardous substance production and storage
- x. ~~Junkyards, auto wrecking and scrap yards~~ conducted within an enclosure
- xi. Oil refineries and petrochemical plants, gas liquefaction and fractionation plants
- xii. Raising of livestock
- ~~xiii.~~ Helipads

10. Waterfront Industrial District (WI): The WI district is intended to be applied to lands with direct access or close proximity to navigable waters within the city. Uses within the WI district are intended to be water-related and primarily those uses that are particularly related to marine industries. The WI district is intended to make the city waterfront as productive and efficient as possible for the allowable uses. Commercial establishments that support the marine uses are also permitted. Limited recreation uses (including motorized sports facilities) are allowed.

- a. Permitted ~~principal~~ primary uses and structures. The use is permitted by-right in the district and is subject only to the general standards throughout this ordinance (and any Specific Use Standards indicated). Permitted Uses requiring Specific Use Standards are permitted by right provided that the specific use standards set forth for that use are met. The Planning Director or designee shall review proposed permitted uses against applicable Specific Use Standards in accordance with Section 17.04.090 Zoning Clearance.
 - i. ~~Automobile~~ Fuel and Gas Stations
 - ii. Building material supply establishments
 - iii. Commercial and Retail Sales (all uses unless otherwise listed in this table)
 - iv. Frozen food storage
 - v. Food production and processing, small scale
 - vi. Marijuana retail stores
 - vii. Self-Storage
 - viii. Vehicle Parts and Tire sales
 - ix. Vehicle Sales (motor vehicles)
 - x. ~~Restaurants and Eating~~ establishments
 - xi. Drinking establishments
 - xii. Animal hospitals, veterinary practices
 - xiii. Animal boarding, kennels and shelters
 - xiv. Boat charter services
 - xv. Government Offices and Services
 - xvi. Public Services (non-office oriented)
 - xvii. Vehicle Services (automobiles and boats)
 - xviii. Vehicle Rentals
 - xix. Dams and water reservoirs
 - xx. Utilities (service lines and small transformers)
 - xxi. Utilities Class II (power generation, outdoor processing)
 - xxii. Outdoor recreation, public
 - xxiii. Manufacturing and processing
 - xxiv. ~~Light~~ manufacturing and processing, Artisan
 - xxv. ~~Artisan~~ Manufacturing and processing, Light
 - xxvi. Warehousesing
 - xxvii. All industries dependent on marine transportation ~~for receiving raw materials or Arts and dependent upon marine transportation to ship finished products~~
 - xxviii. Construction yards, ~~equipment and storage~~
 - xxix. Barge freight terminals
 - xxx. Boat sales and storage

- xxx. Docks and harbor facilities
 - xxxii. Fabrication facilities
 - xxxiii. Ferry terminals and cruise ship landings
 - xxxiv. Food and Seafood Processing, large scale
 - xxxv. Freight staging and handling areas
 - xxxvi. Fuel storage, medium scale
 - xxxvii. Fuel storage, large scale
 - xxxviii. Fuel piers
 - xxxix. Ice manufacture, storage and sales
 - xl. Marijuana cultivation
 - xli. Marijuana manufacturing
 - ~~xlii. Marine equipment and repair facilities~~
 - ~~xlili-xlii. Meat processing~~
 - ~~xliv-xliii. Material resource extraction~~
 - ~~xlv-xliv. Petroleum products, docks and related facilities~~
 - ~~xlvi-xlv. Sawmills~~
 - ~~xlvii. Helipads~~
 - ~~xlviii-xlvi. NAgricultural nurseriesy and greenhouse~~
 - ~~xliv-xlvii. Agricultural activitiesy~~
 - ~~lxlviii. Aquaculture operations~~
 - b. Permitted accessory uses and structures. The use is permitted by-right as an accessory to an established primary permitted use on that lot.
 - i. Accessory Dwelling Units
 - ii. Laundries, laundromats
 - iii. ~~Small wind~~Small wind or solar energy systems
 - iv. Fuel storage, small scale
 - v. Accessory Buildings (Non-residential)
 - vi. Personal Communication Antennas (PCA)
 - c. Conditional uses. The use is permitted only when a Conditional Use Permit has been issued in accordance with Section 17.04.060 Conditional Use Permits.
 - i. Worker Housing
 - ii. Adult Entertainment Uses
 - iii. Mortuaries/funeral homes
 - iv. ~~Assembly halls, Community buildings, Religious institutions~~
 - ~~iv. Assembly hall, community, and religious buildings~~
 - v. Child Care Facilitiesy
 - vi. Librariesy, Museums, Cultural Institutions, and Art Galleriesy
 - vii. Utilities Class I (substations, indoor processing)
 - ~~viii. Waste Disposal Facilitiesy~~
 - ~~ix-viii. Wireless Communication Towers (commercial)~~
 - ~~x-ix. RCampgrounds and recreational vehicle parks or campgrounds~~
 - ~~xi-x. Recreation equipment rental~~
 - ~~xii-xi. Indoor recreation, private/commercial~~
 - ~~xiii-xii. Hazardous substance production and storage~~
 - ~~xiv-xiii. SJunkyards, auto wrecking and scrap yards conducted within an enclosure~~
 - xiv. Oil refineries and petrochemical plants, gas liquefaction and fractionation plants
 - xv. Helipads
11. Airport district (A): The A district is intended to include aviation lands and areas directly adjacent to the airport which, because of their proximity to the airport, are directly influenced by aviation-related uses. ~~Principal~~Primary land uses within these areas should be aviation-related or of a character that does not conflict with the safe and efficient operation of the airport.

- a. Permitted ~~principal~~primary uses and structures. The use is permitted by-right in the district and is subject only to the general standards throughout this ordinance (and any Specific Use Standards indicated). Permitted Uses requiring Specific Use Standards are permitted by right provided that the specific use standards set forth for that use are met. The Planning Director or designee shall review proposed permitted uses against applicable Specific Use Standards in accordance with Section 17.04.090 Zoning Clearance.
 - i. Commercial and Retail Sales (all uses unless otherwise listed in this table)
 - ii. Marijuana retail stores
 - iii. Offices (Business, Professional, Medical) - all similar uses unless otherwise listed ~~in this table~~
 - iv. Vehicle Rentals
 - v. Aircraft maintenance and repair operations
 - vi. Aircraft rental agencies, lots and hangars
 - vii. Airports
 - viii. Helipads
 - b. Permitted accessory uses and structures. The use is permitted by-right as an accessory to an established primary permitted use on that lot.
 - i. Fuel storage, small scale
 - ii. Aircraft parking in conjunction with permitted or conditional uses
 - iii. Aircraft sales
 - iv. Aviation facilities
 - v. Aviation electronics and radio sales and repair
 - vi. Aviation products and petroleum sales
12. Unclassified lands district (UL): The UL district is intended to include lands which are undeveloped, not served by public utilities, and the suitability of the land to support development is unknown. Lands must be rezoned prior to development.
- a. Permitted ~~principal~~primary uses and structures. The use is permitted by-right in the district and is subject only to the general standards throughout this ordinance (and any Specific Use Standards indicated). Permitted Uses requiring Specific Use Standards are permitted by right provided that the specific use standards set forth for that use are met. The Planning Director or designee shall review proposed permitted uses against applicable Specific Use Standards in accordance with Section 17.04.090 Zoning Clearance.
 - i. Dams and water reservoirs, water towers
 - ii. Utilities (service lines and small transformers)
 - iii. Outdoor recreation, public
 - b. Permitted accessory uses and structures. The use is permitted by-right as an accessory to an established primary permitted use on that lot.
 - i. Accessory Buildings (Non-residential)
 - ii. Personal Communication Antennae
 - c. Conditional uses. The use is permitted only when a Conditional Use Permit has been issued in accordance with Section 17.04.060 Conditional Use Permits.
 - i. Wireless communication towers (commercial)
13. Conservation district (CO): The CO district is intended to include lands designated for conservation that are intended to remain in their natural state. The primary use of these lands will be for the enhancement and protection of existing fish and wildlife habitats, as well as preservation of historic sites. Acceptable uses in this district would include parks whose recreation activities and facilities would be passive in nature. "Passive" is defined as those activities which include wildlife viewing, nature walks, educational and interpretive uses and other uses that do not change the character of the land, disrupt fish and wildlife. Passive activities would be secondary to habitat protection, enhancement, and historic preservation.

- a. Permitted ~~principal~~primary uses and structures. The use is permitted by-right in the district and is subject only to the general standards throughout this ordinance (and any Specific Use Standards indicated). Permitted Uses requiring Specific Use Standards are permitted by right provided that the specific use standards set forth for that use are met. The Planning Director or designee shall review proposed permitted uses against applicable Specific Use Standards in accordance with Section 17.04.090 Zoning Clearance.
 - i. Utilities (service lines and small transformers)
 - ii. Outdoor recreation, public
 - b. Permitted accessory uses and structures. The use is permitted by-right as an accessory to an established primary permitted use on that lot.
 - i. Accessory Buildings (Non-residential)
 - ii. Personal Communication Antennae
 - c. Conditional uses. The use is permitted only when a Conditional Use Permit has been issued in accordance with Section 17.04.060 Conditional Use Permits.
 - i. Dams and water reservoirs
 - ii. Wireless communication towers (commercial)
 - iii. ~~RCampgrounds and~~recreational vehicle parks ~~or campgrounds~~
14. Natural Hazard district (NH). The NH district is intended to establish the high natural hazard areas within the city. The NH district is appropriate for lands highly susceptible to natural hazards such as avalanches, landslides, significant erosion, and flooding. Uses within the NH district will be restricted to recreation and open space to maintain life safety of the public.
- a. Permitted ~~principal~~primary uses and structures. The use is permitted by-right in the district and is subject only to the general standards throughout this ordinance (and any Specific Use Standards indicated). Permitted Uses requiring Specific Use Standards are permitted by right provided that the specific use standards set forth for that use are met. The Planning Director or designee shall review proposed permitted uses against applicable Specific Use Standards in accordance with Section 17.04.090 Zoning Clearance.
 - i. Dams and water reservoirs
 - ii. Utilities (service lines and small transformers)
 - iii. Outdoor recreation, private/commercial
 - iv. Outdoor recreation, public
 - b. Permitted accessory uses and structures. The use is permitted by-right as an accessory to an established primary permitted use on that lot.
 - i. Personal Communication Antennae
 - c. Conditional uses. The use is permitted only when a Conditional Use Permit has been issued in accordance with Section 17.04.060 Conditional Use Permits.
 - i. Wireless communication towers (commercial)
 - ii. ~~RCampgrounds and~~recreational vehicle parks ~~or campgrounds~~
 - iii. Recreation equipment rental
 - iv. Helipads
 - v. Accessory Buildings (non-residential)
15. Planned Resort district (PR). The PR district is intended to allow for the development of a Planned Resort consistent with its intended purpose in the Comprehensive Plan. The PR is also intended to promote economic opportunity while achieving a balance with environmental characteristics of the land.

17.06.041 – 17.06.059 *Reserved*

17.06.060 **Uses Not Specifically Listed**

- A. Should the Planning Director or designee determine that a requested use of land or of a building or structure does not appear in the district regulations as a permitted, accessory, conditional, the director or designee shall refer the request to the city planning and zoning commission who, upon written decision, may allow the unlisted use within a district. Such action shall follow the public notice requirements in Section 17.04.180. Each unlisted use meets all of the following criteria:
1. The use is not specifically permitted in any other district;
 2. The use is not more appropriate in another district; and
 3. The use is consistent with the purpose of the district in question and is similar to other uses permitted outright.
- B. Prohibited Uses. If a use is not listed as permitted, accessory, or conditional, and it is not allowed per Section 17.06.060.A, it is assumed to be prohibited.

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17.04.161 – 17.04.169 *Reserved*

17.06.070 **Dimensional and Intensity Standards**

A. Dimensional and Intensity Table. The following table (17.06.070.a) provides standards for lots, setbacks, and dimensional standards for-of uses. If no specific use is listed, the standards provided apply to any use or structure in the district.

Table 17.06.070.a Dimensional and Intensity Standards														
		RR	R1	R2	NMU	CB	G	JW1	LI	HI	P	C&G	NH	
Structure Height (maximum)	Primary	35-ft	35-ft	40-ft	40-ft	40-ft	40-ft	40-ft	40-ft	40-ft	40-ft	40-ft	35-ft	
	Accessory	35-ft	20-ft	20-ft	20-ft	20-ft	20-ft	35-ft	35-ft	35-ft	35-ft	35-ft	35-ft	
	Accessory (Agriculture)	45-ft	=	=	=	=	=	=	=	=	=	=	=	
Lot Area (minimum) ⁷		40,000-sf	5,500-sf	4,000-sf	5,500-sf	=	=	50-46,000-sf	Determined by use	200-440,000-sf	=	=	=	
Lot Width (minimum)		120-ft	50-ft	40-ft	100-ft	=	50-ft	50-46,000-sf	=	200-440,000-sf	=	=	=	
Setback (minimum) ^{1,3,4,5}	Front	20-ft	20-ft	20-ft	20-ft	=	=	20-ft	20-ft	20-ft	20-ft	=	=	
	Side	10-ft	10-ft	10-ft	10-ft	=	=	10-ft	10-ft	10-ft	10-ft	=	=	
	Rear	15-ft	15-ft	15-ft	15-ft	=	=	15-ft	15-ft	15-ft	15-ft	=	=	
Dwelling - Attached Townhouses	Lot Area Per Unit (minimum)	=	1,500-sf	1,500-sf	1,500-sf	1,500-sf	1,500-sf	=	=	=	=	=	=	
	Lot Width (minimum)	=	=	=	=	=	=	=	=	=	=	=	=	
Dwelling - Multi-Unit - up to 4 units per building and more than 4 units per building (units on a shared lot)	Lot Width (minimum)	=	80-ft	60-ft	60-ft	60-ft	60-ft	=	=	=	=	=	=	
	Setback ^{3,5} (minimum)	Front	=	20-ft	15-ft	15-ft	15-ft	15-ft	=	=	=	=	=	=
		Side	=	10-ft	10-ft	10-ft	10-ft	10-ft	=	=	=	=	=	=
Rear		=	15-ft	10-ft	10-ft	10-ft	10-ft	=	=	=	=	=	=	

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Notes:

1. Setbacks apply between buildings and property lines. Zero setback is required where units share a wall with an abutting dwelling. Setbacks do not apply to building separation on the same lot.
2. Setbacks may be reduced by 5-ft if structure roofs are designed to either hold snow or not shed into the setback subject to the reduction, so long as structure does not encroach on a platted easement and remains a minimum of 5 feet from any property line.
3. Accessory structures two hundred square feet or less, and not on a permanent foundation, may encroach into the rear and side yard setbacks only; provided, the structure is located on the rear 25 percent of the parcel and is a minimum of 5-ft from both the rear and side lot lines.
4. All lands adjacent to conservation districts will be required to maintain a minimum 25-ft setback.
5. Setbacks in districts with no minimum shown in this table shall be subject to Building and Fire Code requirements regarding firewalls and separation of buildings.
6. The Planning Director or designee may permit smaller lot sizes for lots used for utilities.
7. See VMC 17.13.020 regarding additional height standards.

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17.06.100 Planned Resort District (PR) Standards

- A. Purpose. The purpose of these standards is to ensure that the Planned Resort District (PR) is developed and used consistent with its intended purpose in the Comprehensive Plan. The PR [district](#) is intended to promote economic opportunity while achieving a balance with environmental characteristics of the land. Resort development within the PR district should be self-contained and provide visitor-oriented accommodations and recreational facilities in a setting with high natural amenities. Development in the PR [district](#) must complement the physical attractiveness and constraints of the area without significant adverse effects on adjacent residential subdivisions, or the significant natural and cultural features which contribute to the setting.
1. Planned Unit Development (PUD). Land within the PR [district](#) is intended to be accompanied by a master plan as part of a PUD review and approval process. This requires the applicant to plan for a thoughtful mix of uses and quality project design prior to most land development activities occurring on the property. This also provides certainty to the City that the resulting project aligns with the Comprehensive Plan.
- B. Applicability.
1. This section shall apply to all lands zoned as PR on the City's Official Zoning Map.
 2. All other provisions of VMC Title 17 apply to land in the PR [district](#) unless otherwise exempted by this section or an associated PUD approval.
- C. Establishment and Prerequisite Standards. The following provisions apply to the establishment of a new PR district, adjustments thereto, and/or land development/land use activities within PR designated properties.
1. Planned Unit Development Requirement. The applicant must obtain an approved planned unit development (PUD) pursuant to Chapter 17.09 for properties within the PR [district](#) prior to building construction and a land use being established/expanded on the property. The following activities may occur in the PR [district](#) prior to a PUD approval but only as allowed by this section.
 - a. Recreational Uses. These uses shall be limited to motorized and non-motorized trails and other passive recreation.
 - f. Temporary land use permits. All temporary land use permits may be allowed pursuant to Section 17.04.120.
 2. Rezone Limitations and Allowance. The following rezone limitations and allowances apply to land areas that are either currently zoned PR or are planned to be designated PR. All rezone activities shall be processed pursuant to Table 17.04.030.a.
 - a. PR Establishment. The following applies to situations involving the establishment of a new PR district designation on the City's Official Zoning Map.
 - i. Comprehensive Plan Consistency. The City may rezone land to PR for those lands designated within the Destination Resort Overlay Place Type on the Comprehensive Plan Land Use Place Type Maps. Any other rezones to PR may only be processed with a concurrent Comprehensive Plan Amendment application to the Destination Resort Overlay Place Type designation.
 3. Subdivision Activities. The City shall limit subdivision and lot modification activities for properties within the PR [district](#) to those that align with an approved PUD pursuant to Chapter 17.09. Per Chapter 17.09 herein, subdivision activities within the PR may accompany a phased PUD approval. The platting activities may occur in PR zoned land prior to a PUD approval.
 - a. New lots shall be equal to or greater than 15 acres. The Planning Director may allow exceptions for critical infrastructure and utility services.
- D. Land Use Allowances. The following provisions apply to the land use allowances for PUDs in the PR.
1. PUD Approval. Applicants shall specifically request approval for any land use activity as part of the PUD review process; only those uses approved for the PUD may be allowed within the associated project(s).
 2. Allowable Uses. Applicants may propose any land use that is compatible with the intent of the PR [district](#) and is listed as permitted ("P"), conditional ("C"), and/or accessory ("A") in any other district. The

Planning and Zoning Commission may approve those uses that it deems compatible with the Comprehensive Plan, the land's environmental features, and surrounding land uses.

E. Development/Design Standards. PUDs within the PR are subject to the following development/design standards:

1. Open Space and Conservation. All PUDs in the PR shall designate at least ~~ten~~twenty percent (20%) of the total land area within its boundary for open space and/or conservation; this shall not be in addition to the minimum open space requirements of Section 17.09.010.E.
2. Resort Destination Use(s). All PUDs within the PR shall include a destination resort use that will serve as a draw for residents and visitors as well as an anchor for the associated project. The resort destination use shall be recreational or leisure in nature including, but not limited to, lodging, retail, health spas, recreational uses, biking and motorsports, ski activities (including ski lifts), campgrounds, and similar uses. The resort destination use shall include an associated primary structure.
3. Architectural Theme. All primary structures, wayfinding and entry signage, and street/roadway designs shall be constructed pursuant to a consistent architecture theme. The architecture theme shall be established as part of the PUD approval process. Architectural themes include facade materials and design elements, pavement materials/applications, roof forms, and lettering.
4. Housing and Residential Uses. The following standards apply to any PUD in the DRO that includes 50 or more dwelling units. Applicants may not apply for multiple PUDs to circumvent this unit standard.
 - a. Housing Variety. The PUD shall include at least two distinct housing types as listed in the underlying zone. (e.g., detached dwellings, attached dwellings, and/or multi-unit). Each of the distinct housing types shall comprise at least ten percent (10%) of the total housing units.
 - b. Architectural Variety. Each attached dwelling and multi-unit building within the PUD shall possess different yet complementary architectural and facade design elements. Design elements may include different window shapes, roof lines, and/or exterior materials to achieve architectural uniqueness from adjacent buildings of these same housing type.
5. Commercial Center. A commercial center may be designated for a PUD in the PR subject to the following provisions.
 - a. Building Orientation. The buildings within the designated commercial center shall be oriented close to the adjacent streets/roadways.
 - i. All surface parking lots shall be constructed to the side or rear of the buildings they are intended to serve. Surface parking lots shall not be constructed between a front facade of a primary building and the adjacent street.
 - ii. A customer entrance shall be provided on the street-facing facades.
6. Schools and Colleges. If a schools or colleges are proposed as part of a PUD, it shall be integrated into an existing or planned residential neighborhood within the PR. In those situations, a lot shall be specifically designated for public school or college use with sidewalk connections to the surrounding housing units.
7. Trail Connections. All residential neighborhoods, commercial service areas, and resort destinations within the PUD shall be interconnected with a multi-use trail and/or sidewalk network to encourage and accommodate non-automobile travel within the PR.
8. Interim Gravel Extraction and Forestry Activities. Material resource extraction, and/or forestry activities may be approved as an interim use as part of a PUD for the PR subject to the following standards and limitations.
 - a. Time Limits. The Planning and Zoning Commission shall establish the duration these uses may occur on the property (e.g., number of years the activities may occur or limits on material harvesting/extracting).

- b. Buffering and Nuisance Mitigation. The applicant shall employ methods to mitigate compatibility concerns and potential impacts to adjacent uses/property through effective buffering, screening, or other methods as deemed appropriate by the Planning & Zoning Commission.
- c. Reclamation Plan. The applicant shall provide a reclamation plan that defines how the land will be restored after the interim use ceases. The reclamation plan shall address grading, revegetation, site hydrology, and safety hazards. The applicant shall define when the reclamation activities will be completed after the interim use ceases. The decision-making authority may require the applicant to issue a bond or other financial security to ensure the reclamation activities occur after the use ceases.

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Chapter 17.07

Reserved

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Chapter 17.08
Specific Use Standards

17.08.010 Purpose and Applicability

- A. Purpose. Some uses allowed by this title have special requirements or standards associated with them, as shown in the zoning district descriptions in section 17.06.040. The specific use standards described in this section are generally organized by major types of uses including residential, commercial, industrial, and other major types of uses.
- B. Applicability. Specific use standards apply to uses listed in the Use Tables in section 17.06.060 that are marked as having such standards. These standards are applicable to situations that include the establishment of a new uses and the expansion of an existing use.

17.08.011 – 17.04.019 Reserved

17.08.020 Review Process and Application

- A. Generally. The City shall review the specific use standards herein concurrently with the associated building permit, conditional use permit, and/or zoning clearance application.
- B. Submittal Requirements. In addition to other submittal requirements, applicants shall provide materials to demonstrate compliance with the applicable specific use standards.

17.08.021 – 17.04.029 Reserved

17.08.030 Residential and Housing Uses

A. Accessory Dwelling Units

- 1. Purpose. Accessory dwelling units (ADUs) are intended to function as an independent housing unit that is subordinate to a primary use on the same lot. Accessory dwelling units are intended to provide guest housing, caretaker residence, or general housing for the Valdez community.
- 2. Applicability. The standards herein are applicable to all new ADUs and expansions to existing ADUs.
- 3. Specific Use Standards. The following standards apply to all accessory dwelling units in addition to the zoning district requirements.
 - a. General Standards. All ADUs shall be subject to the following general standards.
 - 1. The ADU shall be subordinate to a ~~principal~~primary use or residence established on the same lot.
 - 2. The ADU must be smaller in size (floor area) than the ~~principal~~primary use.
 - 3. The ADU may be attached to or detached from the ~~principal~~primary use or accessory structure established on the same lot.
 - 4. The ADU may be connected to the same utility meters/lines as the primary use/building on the lot.
 - 5. ADUs shall meet the Valdez Building Code standards and are subject to building permit requirements.
 - 6. Manufactured and mobile homes may be used as ADUs.
 - 7. Recreational vehicles shall not be used as ADUs.
 - 8. ADUs may be ~~established~~ associated with ~~primary townhouse or duplex~~ a detached dwelling, duplex, or townhouse but shall not be established as part of a larger multi-unit dwelling.
 - b. Residential Zones. The following standards apply to all ADUs in ~~the residential zones~~RR, R1, R2, or NMU zoning districts.

1. For residential lots of at least 8,000 sf., one attached ADU and one detached ADU may be established/expanded on each lot where a primary use/residence exists. Additional ADUs are allowed at a rate of one unit per additional 10,000 sf. of lot area up to a maximum of 5 ADUs.
2. For non-residential lots, a maximum of one (1) ADUs, either attached or detached, may be established as a caretaker residence.

B. Dwelling – Mobile Home

1. Applicability. The standards herein are applicable to the placement of mobile homes not present within the boundaries of the City of Valdez on the date of [insert date of adoption of this title.]
2. Specific Use Standards.

- a. No mobile home, as defined in this title, and constructed and fabricated prior to June 15, 1976, may be brought into the City of Valdez after [insert date of adoption of this title.]
- b. Mobile homes present within the boundaries of the City of Valdez on [insert the date of adoption of this title] may be relocated within the City of Valdez, pursuant to VMC Title 15 and other provisions of this title.

2.

BC. Dwelling – Multi-unit (more than 4 units per building)

1. Applicability. The standards herein are applicable to attached dwelling units (more than 4 units per building).
2. Specific Use Standards.
 - a. ~~Number of Structures. There is no limit to the number of multi-unit structures that can be located on one lot, as long as the following density maximums are met:~~
 - ~~— R1: 20 units per acre~~
 - ~~— R2: 30 units per acre~~
 - ~~— NMU: 30 units per acre~~
 - ~~— CBD: 30 units per acre~~
 - ~~— G: 30 units per acre~~
 - ab. Parking Lots. New surface parking lots shall be oriented to the side or rear of the multi-unit dwelling building they are intended to serve.
 - bc. Entrance. ~~A primary building entrance to the dwelling building shall be oriented to the adjacent street.~~
 - cd. Facade Design. Twenty percent (20%) of street-facing building facades shall include windows or door openings.
 - de. Open Space. ~~Each multi-unit dwelling building shall include outdoor living space areas at a rate of 100-sf per dwelling unit within the structure. This may include courtyards, patios, balconies, and similar features.~~

CD. Shelters

1. Applicability. The standards herein are applicable to the establishment of ~~new shelters, shelters~~ larger than those located in ~~individual residential dwellings/homes.~~ ~~If a residential home is used as a shelter, the zoning standards for the home shall apply.~~ These standards do not apply in situations where the City, State, or Federal governments provide temporary housing to response to an emergency or catastrophic event.
2. Specific Use Standards.
 - a. Housing Types. Shelters may be provided as manufactured homes, detached/attached dwellings, multi-family, or similar types.

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- b. Unit Types/Living Environments. The living environments within shelter may be provided a sleeping halls, individual units, or dormitories.
- c. Sanitation and Bathing Facilities. Shelters shall include restrooms, bathing/showering rooms, and similar sanitary facilities consistent with the Valdez Building Code. Those facilities may be provided in individual units or in a shared arrangement.
- d. Cooking/Dining Facilities. Shelters shall include a cooking and dining facilities to serve the daily needs of the residents. This may include kitchens in individuals dwelling units and/or as common dining halls with a shared kitchen.
- e. Resident Services. Shelters may include resident service activities such as mental health counseling, childcare, job training, victims' resources, and similar activities. Those activities shall be subject to applicable state and City of Valdez licensing standards.
- f. Parking Lots. When proposed, new surface parking lots shall be oriented to the side or rear of the shelter building they are intended to serve.
- g. Building Design. Twenty percent (20%) of street-facing building facades shall include windows or door openings. In residential zones, shelter buildings shall be limited to three ~~levels~~ stories.
- ~~h. Open Space. Each shelter building shall include open space areas at a rate of 100 sf per dwelling unit within the structure. This may include covered courtyards, patios, balconies, indoor recreation space, and similar features.~~

HE. Worker Housing

1. Applicability. The standards herein are applicable to the establishment of new worker housing for temporary employees in districts where it is a conditional use.
2. Specific Use Standards.
 - a. Building Types. Worker housing units may be in the form of detached homes, manufactured homes, attached multi-unit dwellings.
 - b. Recreational Vehicle Parks and Campgrounds. Recreational vehicle parks and campgrounds may be used for summer seasonal worker housing subject to the approval requirements for recreational vehicle parks and campgrounds.

HE. Home Occupations

1. Purpose. The purpose of this section is to establish what constitutes a home occupation and the conditions under which they are permitted. Generally, a home occupation may include any time of office, service, or commercial use that is of a scale that meets the standards herein. Commercial activities that are larger in scale than described herein are required to be located in an appropriate zoning district.
2. Applicability. The standards herein apply to all Home Occupations allowed in dwelling units pursuant to the standards in this section.
3. Specific Use Standards
 - a. Review. Home occupations shall be established through the issuance of a City of Valdez business registration, pursuant to VMC Title 5.
 - b. Location. Home occupations may take place within a dwelling or in an associated accessory structure.
 - c. Employees. Employees associated with the home occupation business may include those individuals residing on the property plus one additional individual that does not reside on the property.
 - d. Incidental Scale. The home occupation business must be clearly subordinate to the ~~prineipal~~primary residential use of the property. The property shall be the primary residence of the business owner. There shall be no visible evidence of the conduct of such home occupation other than one sign as specified in Section 17.13.090(I)(1). No change to the outside of the building or premises shall be made for the

purpose of accommodating or enhancing the home occupation that would change the residential character of the building or premises.

- e. Compatibility. The home occupation shall not cause any noise, odors, effluent, smoke, dust, vibrations, electrical interference, bright or flashing light, or other objectionable conditions that would interfere with the quiet enjoyment of the residential neighborhood in which it is located.
- f. Parking and Deliveries. A home occupation shall not require regular or frequent deliveries of goods or materials of such bulk or quantity, nor the parking of customer or client's vehicles in numbers or frequency, over and above the normal traffic associated with the dwelling as a residence.
- g. Allowed Uses & Standards. Home occupations may include, but are not limited to, the uses listed in this section. Any home occupation may be permitted if in conformance with all provisions of Title 17.
 - i. Home-based instructors/tutors. Instruction services such as, but not limited to, tutoring, music classes, crafts classes, meditation guidance, and small-scale yoga classes, may be allowed between the hours of 8 a.m. and 9 p.m. for up to three students per class.
 - ii. Offices.
 - iii. Personal-care services, salon, barber, nails, tattoo, dog grooming, massage, acupuncture, chiropractic, etc.
 - iv. Contractors, subject to the following requirements:
 - 1 – Outdoor storage of materials: In the R1 and R2 districts, no outdoor storage of materials is permitted unless associated with a permitted construction project. In the RR district, all materials must be stored either within a structure or completely screened from view from neighboring properties.
 - 2 – Commercial vehicles. In the R1 and R2 districts, the number of commercially licensed vehicles shall be limited to two. In the RR district, the number of commercially licensed vehicles shall be limited to four.
 - 3 – Outdoor Storage of Heavy equipment associated with the contractor operation. No heavy equipment shall be stored in the public right of way in any district. The number of heavy equipment machines shall be limited as follows: one in the R1 and R2 districts. Two in the RR district.
 - 4 - All waste shall be disposed of off-site at either a city baler/landfill facility or the city construction and demolition pit.
 - v. Wood working and Furniture Repair/Fabrication. Small scale wood working, and furniture repair/fabrication may be allowed as a home occupation. These activities shall be conducted within an enclosed structure. Associated debris and materials shall be stored in a structure or within a fenced area on the property.
 - vi. Small Engine and Appliance Repair. Small engine and appliance repair may be allowed as a home occupation. These activities shall be conducted within an enclosed structure. Associated debris and materials shall be stored in a structure. This shall not include marine craft, automobile, or aviation service and repair.
 - vi. Arts and Crafts. The creation of arts and crafts, including but not limited to painting, sculpture, drawing, ceramics, printmaking, needle and yarn works may be allowed as a home occupation.
- h. Prohibited Uses. Examples of occupations (businesses) that shall not be permitted as home occupations include, but are not limited to: vehicle/boat sales, vehicle/boat repair, general retail, [eating establishments](#)~~restaurants~~, drinking establishments, heavy industrial activities, activities including explosives and hazardous materials, kennels, medical services, self-storage (third party storage) and similar uses that detract from the neighborhood's residential uses.

J. Short-Term Rentals

1. Purpose. The purpose of this section is to establish rules, regulations, and limitations on housing arrangements which are typically an alternative to traditional lodging/accommodation establishments such as hotels and motels. Short-term rentals provide lodging or housing for terms less than 30 days.
2. Applicability. The standards herein apply to all short-term rentals as allowed as accessory uses in residential and commercial zones pursuant to Table 17.06.060.a. The provisions of this section shall be applicable to all short-term rentals that (i) provide accommodations for terms less than 30 days, ~~and (ii) require a City of Valdez business registration to operate.~~ Motels, hotels, lodges, and inns, rental cabins, and long term residential rentals (~~over 30 days or more~~) are not subject to the provisions of this section.
3. Specific Use Standards
 - a. Review. Short-term rentals shall be established through a short-term rental application ~~and permit~~, provided by the Planning Department. The City may establish ~~or modify~~ a limit on the number of short-term rental ~~permits business licenses~~ it allows within the municipal limits, as established by resolution of City Council.
 - b. Issuance.
 - ~~i. Residential vessels pursuant to VMC 11.04.060(H) are included in the definition of short-term rentals but will not count towards any non-owner occupied cap.~~
 - ~~ii. Permits will be issued and require renewal on an annual basis. During annual permit renewal period, the applicant must demonstrate that the short-term rental has been active (in both advertising and use) during the prior permit period. The annual application will coincide with the annual permit renewal period.~~
 - bc. Types of Rental Situations. Short-term rentals may be ~~provided permitted~~ as one of the following:
 - i. Dwelling Units – In these situations, a temporary tenant/guest may rent and occupy an entire dwelling unit which may include a house or apartment. These units typically possess a kitchen, bathroom, and any number of sleeping rooms. Dwelling units have the capacity to support multiple temporary tenants.
 - ii. Rooms within Dwelling Units – In these situations, individual sleeping rooms within a dwelling unit are rented/leased to temporary tenants/guests and the larger dwelling unit may be shared with the permanent resident. Rooms have limited tenant/guest capacity due to their size.
 - c. Business Registration. ~~SPermitted short-term rentals involving renting a dwelling unit~~ shall maintain an active business registration pursuant to City of Valdez ~~standards, as applicable. Title 5.~~
 - d. Owner/Caretaker Registration. The owner shall register the name and contact information of the responsible caretakers/property manager with the City of Valdez so that public safety officials can effectively respond to neighborhood complaints or safety-related events. The owner shall also post the caretaker/property manager contact information within each rental ~~unit/sleeping room.~~
 - e. Inspection Required. Prior to issuance of a short-term rental ~~license permit issuance~~, the unit will be subject to an inspection to determine that the rental unit/~~room~~ is safe for human occupancy and in compliance with the Valdez Building Code. Each rental unit shall have a working smoke detector, carbon monoxide monitor, and fire extinguisher. Approved units may be subject to inspection during subsequent renewals.
 - ~~f. Transferability. Short-term rental permits are for specific properties and are not transferable to any other properties. Short-term rental permits are transferable to a new owner, if the property on which the short-term rental is located changes ownership.~~

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17.08.040 Nonresidential Uses

A. Adult Entertainment Uses.

1. Applicability. The standards herein apply to adult entertainment uses allowed pursuant to Table 17.06.060.a.

2. An adult entertainment use shall not be allowed within 1,000 feet of another existing adult entertainment use.
 3. An adult entertainment use shall not be located within 500 feet of any ~~residentially-used property; property with an existing residential dwelling and any property within the RR, R1, R2, or NMU zoning districts residential zoning district~~, or property in a PUD that ~~is includes~~ or ~~is~~ projected to include residential uses.
 4. An adult entertainment use shall not be located within 500 feet from the building to an existing school, religious ~~institution~~ institution, group day care facility or nursery school.
 5. All distance requirements shall be measured along a straight line from the nearest property lines of each use.
 6. No adult entertainment establishment shall engage in any activity or conduct or permit any other person to engage in any activity or conduct in or about the adult use establishment which is prohibited by any ordinance of the City of Valdez, the laws of the State of Alaska or the United States of America. Nothing in this section shall be construed to authorize or permit conduct which is prohibited or regulated by other statutes or ordinances, including but not limited to statutes or ordinances prohibiting the exhibition, sale or distribution of obscene material generally or the exhibition, sale or distribution of obscene material to minors.
 7. No adult entertainment use shall be conducted in any manner that is visible to minors outside the property.
 8. All adult uses shall prominently display a sign located within two feet of the door-opening device at the entrance of the adult entertainment use establishment or section of the establishment devoted to adult books or materials which states: "This business sells or displays material containing adult themes. Persons under 18 years of age shall not enter." Said sign shall have letters at least one inch and no more than two inches high.
 9. No person under the age of 18 shall be permitted access to material displayed or offered for sale or rent by an adult entertainment establishment.
- B. Animal husbandry, boarding, kennels, animal shelters.
1. Animal husbandry, boarding, kennels, and animal shelter uses must comply with VMC Title 6.
 2. Animal husbandry uses are restricted to zoning districts where agricultural uses are permitted, except for the keeping of poultry and fowl pursuant to VMC Title 6.
 3. Raising of Livestock. The raising of livestock, when allowed as a permitted use, ~~and on a~~ shall comply with the following:
 - a. ~~On lots one (1) acre and larger: the number of large livestock does not exceed two AND the number of small livestock does not exceed three;~~
 - b. ~~On lots smaller than one (1) acre, either the number of small livestock does not exceed three OR the number of large livestock does not equal exceed two (2);~~
 - c. An approved surface water drainage plan is submitted;
 - d. An approved manure disposal plan is submitted;
 - e. The manure storage pile and corral are located at least one hundred feet from any private well;
 - f. The manure storage pile shall not be closer than twenty-five feet from any property line;
 - g. The corral will be set back a minimum of five feet from the property line;

~~The number of animals permitted in subsections a, b and c of this section shall not be exceeded without an approved conditional use permit.~~

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C. Aviation-related uses

1. Applicability. The standards herein apply to aviation-related uses within the A Airport district pursuant to Section 17.06.040.B.11. These uses are aviation-related or of a character that does not conflict with the safe operation of the airport.
 - a. Aircraft maintenance and repair operations
 - b. Aircraft parking
 - c. Aircraft rental agencies, lots and hangars
 - d. Aircraft sales
 - e. Airport
 - f. Aviation facility
 - g. Aviation electronics and radio sales and repair
 - h. Aviation products and petroleum sales
2. Prohibited Uses. The following uses are prohibited on or adjacent to airport property:
 - a. Any use or structure that obstructs the airport's navigable airspace, navigational aids or facilities as set forth in Part 77 of the Federal Aviation Regulations, as amended.
 - b. Any installation of an object which would create electrical interference with radio communication between the airport and aircraft, or make it difficult for pilots to distinguish between airport lights and other lights, result in a glare in the eyes of pilots using the airport, impair visibility in the vicinity of the airport or otherwise endanger the landing, taking off or maneuvering of aircraft.

DE. Helipads

1. Helipads must demonstrate conformance with ~~the most~~ current FAA requirements for heliport and helipad design including touchdown and lift areas, final approach and takeoff areas, safety areas, and design for the weight and size of the helicopter.
2. The helipad must not create noise or winds that negatively impact pedestrians.
3. Parcels with helipads shall not exceed permitted noise limits in VMC Title 8.
4. Helicopter landings hours may be restricted as a condition of a conditional use permit depending on the location of the helipad in relation to other uses.
5. The number of landings may be restricted as a condition of a conditional use permit depending on the location of the helipad in relation to other uses.
6. Additional public notice is required to be provided to properties within 5300 feet of the proposed helipad and requested flight paths.

ED. ~~Campgrounds and~~ Recreational Vehicle Parks or Campgrounds

1. Purpose. The purpose of this section is to establish the site development and operations standards for campgrounds and recreational vehicle (RV) parks. These uses are intended to serve as a temporary housing or lodging for visitors.
2. Applicability. The standards herein apply to the establishment of new or expansions of existing campgrounds and RV parks.
3. Specific Use Standards
 - a. Camping and RV Sites. Specific sites shall be designated for camping and RV parking shall be designated pursuant to this subsection.
 - b. RV Site Width. The minimum width per RV site shall be ten (10) feet plus the width of the RV.

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- c. Structures. One cabin is allowed on each camping site. Said structures shall be limited to 500-sf of habitable area.
- d. Restrooms and Sanitation. Each campground and/or RV park shall provide restroom facilities for the occupants. Said facilities shall remain accessible to occupants 24 hours a day.
- e. Occupancy Limitations. Occupancy is limited to 180 consecutive days.
- f. Retail Allowances. Each campground or RV park may contain small retail stores and mobile vendors, intended to serve occupants of the campground or RV park and that are accessory and incidental to RV park operations.

FE. Child Care Facilities

- 1. Applicability. The standards herein apply to the establishment of new child care facilities.
- 2. Specific Use Standards.
 - a. Child care facilities must meet all current state of Alaska day care facilities license requirements.
- 3. Child care facility conditional use permits may be conditionally approved prior to the applicant obtaining a state license. The child care center conditional use permit will be issued upon receipt of a state of Alaska child care center license and will be valid as long as the state of Alaska child care license remains valid.

G. Vehicle Service Stations

- 1. Applicability. The following standards apply to the establishment of fuel and gas stations and vehicle service stations pursuant to Tables 17.06.060.a-e.
- 2. Oils and grease. All new and used petroleum products and other products, liquids or chemicals used in the operation must be stored indoors, except the bulk storage of fuel.
- 3. Inoperable vehicles. No inoperable vehicle shall be kept on the site longer than 45 days.
- 4. Vehicle sales. The site shall not be used to sell vehicles unless permitted in that district or a conditional use permit authorizing such use/sales has been granted.
- 5. Fencing. Fencing shall be required along with additional landscaping to screen the view of the use from existing residential uses.
- 6. Noise. Noise resulting from vehicle repair must comply with VMC Title 8.

H. Material resource extraction.

- 1. Applicability. The following standards apply to material resource extraction operations pursuant to Table 17.06.060.a.
- 2. Specific use standards.
 - a. Material resource extraction requires a conditional use permit. In addition to meeting the general standards for conditional uses, an applicant for a conditional use permit for material resource extraction shall submit the following:
 - i. Site Plan including:
 - 1- Drainage
 - 2- Existing and proposed contours
 - 3- Work depths
 - 4- Overburden and debris disposition,
 - 5- Erosion and sediment control plan,
 - 6- Revegetation or restoration plan,
 - 7- Water table information,

- 8- Water quality information for work in waterways,
- 9- Floodplain alteration information for all work in the special flood hazard area;
- ii. Final site restoration and revegetation plan;
- iii. Security plan to prevent trespass;
- iv. Description of natural resource extraction and processing operations, including:
 - 1- Ingress and egress points,
 - 2- Hours of operation,
 - 3- Estimate of quantities to be extracted and timetable;
- v. Other materials city staff may require.
- b. Setbacks:
 - i. The minimum front setback for material resource extraction operations shall be fifty feet (50’).
 - ii. The minimum side setback for material resource extraction operations shall be twenty-five feet (25’).
 - iii. The minimum rear setback for material resource extraction operations shall be twenty-five feet (25’)
- c. The Planning and Zoning Commission may approve a material resource extraction use only if the commission finds that the use meets the standards for conditional uses and the following:
 - i. The extraction operations will not pose a hazard to the public health and safety;
 - ii. The extraction operations will not generate noise, dust, surface water runoff or traffic that will unduly affect the surrounding land use;
 - iii. The permittee assures that after extraction operations cease, the site will be left in a safe, stable and aesthetically acceptable condition.
- d. The Planning and Zoning Commission shall attach such conditions to the approval as it finds necessary to conform the use to the standards set forth herein.
- I. Mining Operations.
 - 1. Mining operations, as defined in 15 AAC 65.990 must be conducted in accord with state and federal law.
- J. Wireless Communication Towers and Antennae
 - 1. A conditional use permit is required for the construction of communication towers exceeding thirty-five feet in height within all zoning districts of the city. The planning and zoning commission may grant a conditional use permit for the substantial modification or construction of a telecommunication tower in any zoning district subject to the conditions in this section.
 - 2. Purpose. The purpose of this section is to provide standards and procedures for wireless communications towers, antennae and associated equipment as allowed pursuant to Table 17.06.060.a.
 - 3. Permits. Wireless communication towers that exceed the maximum height of the zoning district must comply with the standards in this section and obtain a Conditional Use permit pursuant to Table 17.06.060.a.
 - a. The application for a conditional use permit for a telecommunication tower shall include the following information:
 - i. A written narrative explaining why the proposed site has been chosen, why the telecommunication tower is necessary, why the requested height was chosen, and a full explanation regarding the telecommunication tower’s ability to accommodate other providers;
 - ii. Specifications for the telecommunication tower and all antennas to be located on it, including a description of design characteristics and materials;

- iii. A site plan drawn to scale showing property boundaries, telecommunication tower location, telecommunication tower height, guy wires and anchors, existing structures and land uses on the site and on adjacent property, access roads and easements to be used for the site;
 - iv. A map showing the locations of the applicant's existing telecommunication towers that serve customers in the city and of all telecommunication towers that the applicant proposes to construct to serve customers in the city;
 - v. A report prepared by a person registered as a structural engineer in Alaska showing the capacity by type and number of the telecommunication tower and antennas, and that the telecommunication tower and antennas are designed to withstand winds in accordance with the latest revision of ASI/EIA/TIA/222 standards ("Structural standards for steel communications antenna towers and communications antenna supporting structures");
 - vi. Identification of the person or persons who own the telecommunication tower and the equipment that is to be located on it;
 - vii. Written authorization for the application from the owner of the site;
 - viii. Evidence that the applicant has a valid FCC license for the use of the telecommunication tower;
 - ix. A line-of-sight analysis showing the potential visual and aesthetic impacts of the telecommunication tower on adjacent residential districts through the use of photo simulations of the telecommunication tower, including all antennas, structures, and equipment, using the vantage points and number of photo simulations requested by the planning department;
 - x. A written agreement, on a form approved by the city attorney, to remove the telecommunication tower and restore the site to its original condition within one hundred eighty days after the telecommunication tower is substantially unused for a period of twelve consecutive months; and providing that if the telecommunication tower is not removed within this one-hundred-eighty-day period, the city may remove the telecommunication tower at the cost of the owner;
 - xi. A cell phone coverage map showing the applicant's proposed cell phone coverage within the city;
 - xii. A certificate from an engineer licensed in Alaska that the telecommunication tower, and all antennas and other equipment located on it, are built and installed to approved specifications and will contain only equipment meeting Federal Communications Commission requirements; and Any additional information required by the planning department during the application process.
- b. The planning and zoning commission may approve an application under this section, with or without conditions, if the application meets the following criteria:
- i. **Location and Visual Impact.** The proposed location of the telecommunication tower will minimize the visual impact on the surrounding area while allowing the telecommunication tower to function in accordance with minimum standards imposed by the applicable telecommunications regulations and the applicant's technical design requirements. Telecommunication towers and attached antennas and equipment must be painted or coated in a color that blends with the surrounding environment. Muted colors, earth tones, and subdued hues, such as gray, shall be used. All associated structures such as equipment buildings, including the roofs, shall be painted with earth tone colors unless otherwise required under this code or other applicable law. Where necessary to make a telecommunication tower compatible with the historical, environmental or cultural character of its location, the planning and zoning commission may require that the telecommunication tower be disguised, hidden or screened, or integrated as an architectural feature of a structure, to reduce its visual impact.
 - ii. **Inability to Collocate.** It is not feasible to locate the applicant's telecommunication antenna and other equipment on any existing structure or tower under the control of the applicant.
 - iii. **Location in a Residential Zoning District.** An applicant seeking to locate a telecommunication tower in a residential zoning district must show that the area cannot be adequately served by a telecommunication tower located in a nonresidential zoning district for valid technical reasons.

- iv. Design for Future Use. A new telecommunication tower shall be designed to allow collocation of telecommunication antennas equal in number to the applicant's present and reasonably foreseeable future requirements.
 - v. Safety Code Met. The telecommunication tower meets all applicable laws and code requirements, including without limitation health, nuisance, noise, fire, building and safety code requirements.
 - vi. Distance from Existing Telecommunication Towers. A telecommunication tower shall not be approved if it is located within one-half mile (two thousand six hundred forty feet) of an existing telecommunication tower, unless the applicant certifies that the existing telecommunication tower does not meet the applicant's structural specifications and technical design requirements, or that a collocation agreement could not be obtained.
 - vii. Zoning Requirements. With the exception of requirements for setback and height, which are established in this section, the telecommunication tower must comply with all applicable zoning laws and regulations.
 - viii. Signs. No signs may be located on a telecommunication tower except for identification signage.
 - ix. Lighting. No lighting may be located on a telecommunication tower except as reasonably required for safety purposes or as required by the Federal Communications Commission, Federal Aviation Administration or other government agency with jurisdiction.
 - x. Fencing. A fence with a minimum height of eight feet must be placed on the perimeter of the site of a telecommunication tower site to limit access by the public.
- c. No decision regulating the placement, construction or modification of a telecommunication tower may be made on the basis of environmental or health effects of radio frequency emission if the antennas and other equipment on the telecommunication tower comply with Federal Communications Commission regulations.
- K. Outdoor commercial recreation.
- 1. Applicability. The following standards apply to outdoor, privately owned and operated recreational businesses located within the Public Lands district.
 - 2. Standards. Commercial recreational uses may be allowed on public lands provided that the use does not negatively impact public access to or availability of public recreational trails and facilities. The operator of said use must obtain permission from the entity that owns the public land.

17.08.041 – 17.08.049 *Reserved*

17.08.050 **Accessory Structures and Uses**

- A. Applicability. The provisions of this section shall apply to all accessory structures and uses established, added, modified or expanded on a lot, other than accessory dwelling units.
- B. Standards. All accessory structures and uses shall comply with the following standards:
 - 1. Accessory Building without a ~~Principal~~Primary Structure. No accessory building or structure shall be constructed on any lot prior to the time of construction of the ~~principal~~primary building to which it is accessory. The City may allow, at the discretion of the Planning Director, an accessory structure prior to the construction of a ~~principal~~primary structure if a building permit for the ~~principal~~primary structure has been obtained and remains in good standing.
 - 2. Size. The footprint of an accessory structure may exceed that of the ~~principal~~primary structure.
 - a. Garages or workshops, attached or detached, are permitted to be larger than the ~~principal~~primary residential structure on a lot.
 - b. Garages or workshops may have a dwelling unit, such as an apartment or residential loft, attached. In such cases, where the garage or workshop is located ~~on a residential lot on a lot zoned RR, R1, R2,~~ the dwelling unit is considered the ~~principal~~primary use of the property. If the garage or

~~workshop is on a non-residential lot, and the dwelling unit is an ADU or caretaker dwelling, the principal/primary use shall be the non-residential use.~~

3. Separation. Detached accessory structures are subject to the Valdez Building Code regarding fire separation.
4. Location.
 - a. Accessory structures must meet the minimum front setback requirement for the zoning district in which it is located.
 - b. Accessory structures, such as a workshop or storage shed, two hundred square feet or less, and not on a permanent foundation, may encroach into the rear and side yard setbacks only; provided, the structure is a minimum of five feet from both the rear and side lot lines.
 - c. On corner lots, the minimum front setback requirement in a) shall be met along each street frontage.
 - d. Height. No detached accessory structure shall exceed the height of the principal/primary structure with which it is associated.
 - e. Attached accessory structures. When an accessory structure is attached to a principal/primary structure, it shall conform to all regulations of this ordinance applicable to principal/primary structures.
5. Intermodal shipping containers (connex units). The use of a connex unit as an accessory structure is allowed in all zoning districts subject to the following:
 - a. Except in the industrial and commercial districts, connex units shall be screened on sides facing abutting public streets by structures, landscaping, and/or fences at least as high as the unit.
 - b. ~~Connex units are subject to lot coverage requirements.~~
 - be. Connex units must conform with all applicable standards of the Valdez Building Codes.
 - cd. In commercial districts, connex units shall be located to the rear of all principal/primary structures or alternately, meet the screening requirements of subsection 17.13.061.
 - de. In ~~the residential districts~~ RR, R1, R2, and NMU districts, connex units existing as of [date of adoption] on any size lot may continue as long as the screening requirements of subsection 17.13.061 are met by September 30, 2025.
 - ef. Self-storage establishments in compliance with this ordinance are exempt from this section.
 - fg. Loading or unloading a connex unit, or the use of a connex during a permitted construction project is exempt from this section, as long as the connex unit is removed promptly at the finish of the loading/unloading or construction activity.
 - gh. In ~~residential~~ the RR, R1, R2, and NMU districts, connex units existing on [date of adoption] that are located between the front plane of the principal/primary structure and the front property line shall be removed or relocated by September 30, 2025.
 - hi. The provisions of this section do not apply to connex units incorporated into approved structures.

Chapter 17.09

Planned Unit Developments (PUDs)

17.09.010 Purpose and Applicability

- A. Purpose. A Planned Unit Development (PUD) is a type of conditional use permit that allows for design flexibility of the City's zoning dimensional standards with the intent to achieve better project design than could be otherwise achieved through the direct application of those standards. A PUD is different from a variance in that a PUD grants flexibility from ordinance standards in exchange for some community benefit pursuant to the review criteria herein. PUD designs and project elements shall align with the Comprehensive Plan in terms of community vision, land use compatibility, housing variety (as applicable), and environmental conservation.
- B. Applicability. The provisions of this section apply to applicants that seek development approval through the PUD process [in the districts where a PUD is listed as an approved use](#). This section also applies to any changes to any previously approved PUD. Applicants may apply for PUD approval pursuant to the requirements of this section.
- D. Allowances. Applicants may seek regulatory relief or design flexibility from certain dimensional and use standards of the subject property's zoning district pursuant to the allowances and limitations of this section.
1. Lot Dimensions. Applicants may seek to reduce the lot dimensional standards of the property's zoning district, including lot area and width.
 2. Setbacks. Applicants may seek to reduce the building setback standards of the property's zoning district, however the resulting site plans and built conditions must effectively address snow storage.
 3. Height. Applicants may seek to increase the maximum building height of the property's zoning district.
 - ~~4. Lot Coverage. Applicants may seek to increase the maximum lot coverage standards of the property's zoning district.~~
 - ~~4~~5. Land Uses. Applicants may propose any land use that is listed as a permitted ("P"), conditional ("C"), and/or accessory use ("A") in any district in the land use table pursuant to Section 17.06.060. For conditional uses, those uses must be specifically requested and approved as part of the PUD application process. The decision-making authority may assign additional limitations to those land uses as part of its final approval.
 - ~~5~~6. Roadway Standards. Applicants may propose roadway and multiuse trail designs that may be different from the City's standard street sections; the designs shall effectively and safely accommodate the transportation modes they are intended to serve.
- E. Open Space. The City encourages designation of open space and conservation within PUDs; such designation is considered pursuant to PUD Criterion 1 in 17.09.020.B.1.
1. Residential Zones. For portions of the PUD with an underlying [residential zone of RR, R1, R2, or NMU](#), five percent (5%) of those areas shall be designated as open space or conservation areas.
 2. Natural Features Priority. The applicant shall prioritize areas of the property that contain natural features for said open space designation. For the purposes of a PUD, "Natural Features" include wetlands, streams, lakes, rock outcroppings, native forest land, and high-value animal habitat pursuant to readily available public studies.
 3. Platting Requirement. All designated open space and conservation areas within a PUD approval shall be assigned a parcel as part of the associated platting process. The Plat shall identify the parcel as open space and list the associated land use restrictions therein. The Planning Department shall apply this requirement as part of any subdivision application associated with the property with a PUD approval.
 4. Management. All designated open space and conservation areas within a PUD shall be managed and maintained by a property owner or neighborhood association unless dedicated to the public during the platting process.

5. Snow Storage. Designated open space and conservation areas within a PUD do not count toward snow storage areas required pursuant to VMC Title 16.

17.09.011 – 17.09.019 Reserved

17.09.020 Review Process and Application

- A. Review Process Generally. The City shall review applications for PUD approval as a conditional use permit pursuant to Section 17.04.060.
- B. Review Criteria. The Planning Department and the final decision-making authority shall evaluate whether the PUD application complies with the review criteria for conditional uses as specified in Section 17.04.060 and the PUD criteria listed in this subsection in determining to approve, approve with conditions, or deny the request.
 1. PUD Criterion 1 – Open Space: The project design and spatial layout results in additional open space than could otherwise be achieved with the strict application of the zoning district standards. Open space that meets the standards of 17.09.010.E is required.
 2. PUD Criterion 2 – Design Excellence: The project is expected to achieve a better design than could be achieved with the strict application of the zoning district standards in terms of building architecture, pedestrian orientation/access, retaining natural features, and implementing the community vision as articulated in the comprehensive plan.
 3. PUD Criterion 3 – Impact Mitigation: The project applies buffering, vegetation, and building placement considerations as methods to mitigate potential adverse impacts onto neighboring properties that may be caused by a reduction in the required building setbacks, ~~or an increase in building height, or increase in lot coverage.~~
- C. Submittal Requirements.
 1. General. Applicants shall provide the submittal items as specified in Section 17.04.060 in addition to the other submittal items listed in this subsection.
 2. Narrative and Dimensional Standards. The applicant shall provide project narrative that provides findings and responses to each of the PUD review criteria. The narrative shall also list the proposed dimensional standards (e.g., building setbacks, height, ~~lot coverage~~) that would apply to all development activity within the PUD project boundaries. The narrative shall also list all the proposed land uses that would be allowed within the approved PUD project.
 3. Plan Set.
 - a. PUD Master Plan. This shall be a scaled drawing that depicts the proposed site layout, land use areas, vehicular and pedestrian circulation, open space and recreation areas, and any other information necessary to visually describe the proposed project. The master plan shall include a site statistics table listing the dimensional standards and allowable land uses that would apply to all future development and land uses activities within the project boundaries. The site statistics data shall also identify the proposed land use areas within the PUD in terms of acreage, number of dwelling units, total proposed square-footage for non-residential uses, and open space area.
 - b. Open Space and Conservation Plan. This shall be a scaled drawing depicting the spatial layout, access points, and configuration for all open space, conservation, and parks areas within the PUD. The Plan shall depict the conceptual site design for areas designated for open space, conservation, and/or park use. The Plan shall include a site statistics table that identifies the recreational uses/elements for each open space area and their land areas.
 - c. Roadway and Circulation Plan. This shall be a scaled drawing that depicts the typical cross sections for all typical roadways, alleys, and multiuse pathways within the PUD. The Plan shall provide the dimensional standards for each roadway/trail element (e.g., travel lane widths, sidewalk widths, on-street parking staff width). Cross sections are not required if the PUD follows the City of Valdez Standards and Specifications.

- d. **Utility Plan.** This shall demonstrate the availability of city water and sewer connections or the suitability of the property for proposed sewer and water systems that have the capacity to support the proposed development.
- d. **Building Elevations.** In lieu of the building elevation requirements of Section 17.04.060, the applicant may provide typical designs for buildings that would be constructed within the PUD boundaries. The elevations shall depict architectural elements such as windows, facade materials, and roof shapes.
- E. **Rezoning.** The applicant may apply for a property rezone concurrently with a PUD application.
- F. **Phasing.** A PUD may be proposed in phases, such that additional detail (including subdivisions, concurrent rezones, and site plans) may be approved after the initial PUD master plan approval. A PUD master plan for the entire project is required at the initial PUD approval stage.

Chapters 17.10 – 17.12

Reserved

DRAFT

Chapter 17.13

Site Development Standards

17.13.010. Purpose and Applicability

- A. Purpose. This chapter is intended to provide additional details on measurements and calculations used throughout this ordinance relating to site development and standards for site development that apply to all zoning districts.
- B. Applicability. This section applies to the establishment or expansion of all uses and structures.

17.13.011 – 17.13.019 Reserved

17.13.020. Measurements and Calculations Methodology.

- A. Yards and setbacks. The following regulations supplement, define and restrict the meaning and intent of the yard and setback provisions set forth in VMC Title 17:
1. Where setbacks are required, they shall be open and unobstructed. Fences, driveways, paved parking lots, and other non-obstructing uses of the property are permitted within the setback [area zone](#).
 2. Unroofed landings, ramps, steps and decks may project into any required [yard setback](#) provided that they maintain a minimum five feet (5') of distance from the nearest property line is maintained and the structure is not located in an easement. No portion other than a handrail shall extend higher than eighteen inches above the finished grade level.
 3. Window sills, belt courses, cornices, eaves, and similar incidental architectural features may project into any required [setback yard](#) provided that a minimum five feet (5') of distance from the nearest property line is maintained.
 - ~~3. [Second story, or higher, deck](#) The planning and zoning commission will consider the projection into a [setback](#) are available for administrative adjustment of a second story, or higher, deck on an individual basis through the [administration adjustment variance process](#) pursuant to Section 17.04.070.~~
- B. Building Heights. The following regulations supplement, define and restrict the meaning and intent of the building height provisions set forth in this title:
1. Measurement of Building Height. The vertical distance measured from the average ground level prior to construction to the highest point of the building.
 2. Exempted Structures.
 - a. Roof structures (located on a rooftop) for the housing of elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain the building; fire or parapet walls, skylights, towers, flagpoles, chimneys, smokestacks, wireless masts or similar structures and necessary mechanical appurtenances may be erected above the permitted height limit of buildings but shall not be for the purpose of providing additional floor space.
 - b. Flag poles. The maximum height for a flag pole shall be 25 ft.
 - c. Light poles. Outdoor lighting, including street lights, shall be reflected downwards to reduce light pollution and glare in all districts. Outdoor lighting on freestanding poles shall not exceed 35' in height in residential and commercial districts. Outdoor lighting on freestanding poles shall not exceed 50' in height in industrial districts.
- ~~C. [Density](#). The following regulations supplement, define and restrict the meaning and intent of the density requirements set forth in this title:~~
1. [Density Calculation](#). Density of a site is calculated by dividing the number of dwelling units (existing or proposed) by the acreage of the site, as shown on the plat.

Commented [BK7]: @Perdu, Erin the comment is "Allow second story deck projections into setbacks available for administrative adjustment" ... please confirm this language is ok.

17.13.021 – 17.13.029 Reserved

17.13.030. Snow Storage

- A. Purpose. This section is intended to establish basic standards and a review process to ensure adequate snow storage for new developments.
- B. Applicability. These provisions apply to all new or expanded developments except development of one detached dwelling unit, [duplex](#), [2-unit townhouse](#), or accessory dwelling unit.
- C. Snow Storage Plan. A snow storage plan shall be submitted with all land use or permit applications involving new commercial, industrial, or multi-unit residential construction. The plan shall include:
 - 1. A sketch plan, to scale, showing the area(s) of the site to be used for snow storage. If applicable, any proposed off-site snow storage areas shall also be shown.
 - 2. Amount of parking spaces/area that will be taken up by snow storage, if any.
 - 3. Narrative description of the proposed snow storage plan. Include a description of winter parking demand if required off-street parking spaces are to be used for snow storage.
- D. Standards. The following criteria for snow storage shall be reviewed by Planning Staff during the land use application or zoning clearance review process.
 - 1. Impacts on required parking. Reductions in available parking spaces shall be offset by reductions in seasonal demand for parking.
 - 2. Adequacy of space. Enough snow storage area shall be designated to reasonably handle expected snow storage needs on the site. This includes snow from plowed areas and snow-shedding from roofs.
 - 3. Visibility at intersection(s) with public streets. The site visibility triangle described in section 17.13.065 shall be maintained.
 - 4. Use of publicly-owned snow storage lots, including the proposed means of safely transporting snow from the site to the snow storage lot. Capacity shall exist to accommodate the proposed snow storage, as determined by the public works director.
 - 5. Snow shedding. On all residential dwellings, and non-residential [principal/primary](#) structures, roofs shall be designed to either:
 - a. Shed snow into a side or rear yard; or
 - b. Handle the snow load without shedding. Setback reductions are available for buildings with these types of roofs, as described in Table 17.06.070.a.
 - c. Snow shall not shed in a manner that blocks ingress or egress of the structure.

17.13.031 – 17.13.059 Reserved

17.13.060. Parking and Loading.

- A. Purpose. This section establishes standards for the amount, location and development of motor vehicle parking, standards for bicycle parking, and standards for on-site loading areas. These regulations are designed to avoid parking shortages, to encourage compact development patterns, to accommodate redevelopment, and to recognize alternative modes of transportation.
- B. Applicability. The parking and loading standards in this section apply to all new development in the city, as well as changes of use and redevelopment.
- C. Parking Lot Design Standards.
 - 1. Dimensional Standards. Table 17.13.060.a provides the minimum parking lot dimensional requirements.

Table 17.13.060.a Parking Lot Minimum Dimensional Standards

Parking Angle	Drive Aisle One-Way Width	Drive Aisle Two-Way Width	Stall Width	Stall Depth	Wheel Curb Offset
0-degrees / Parallel	12' 6" (min.)	24'---	8' 6" 23' (min.)	8' 6" 23' (min.)	N/A
45-degrees	12' 4' 6" (min.)	24'---	8' 6" (min.)	19' (min.)	12' 6" (min.)
60-degrees	18' 4" (min.)	24'---	8' 6" (min.)	19' (min.)	12' 6" (min.)
90-degrees	23' 12" (min.)	24' 9" (min.)	8' 6" (min.)	19' (min.)	12' 6" (min.)

Notes:

1. Access.

- a. All motor vehicle parking lots shall be designed to allow vehicles to enter and exit the street in a forward motion. An exception may be allowed in cases where parking is provided abutting an alley.
- b. A tandem parking arrangement may be allowed only when provided in the following situations:
 - i. As part of an associated valet service; and/or
 - ii. As part of a multi-unit development where the set of tandem stalls are assigned to the same unit; and/or
 - iii. As part of designated employee parking.
- c. Motor vehicle parking lots shall provide for internal vehicle connections at logical locations between abutting parking lots and adjacent nonresidential and multi-unit properties. Exceptions to this standard are allowed to protect natural resources, where onerous topographic features exist, and to comply with design restrictions from other governing agencies.

2. Materials. Areas used for parking for more than two vehicles shall be graded and surfaced with a crushed rock, gravel, asphalt, or other suitable material that will provide for a surface that is stable and allowed to reduce dust and erosion.

3. Striping. Paved parking lots are required to be striped in accordance with Table 17.13.060.a.

3-4. Lighting. Artificial lighting which may be provided shall not shine or create glare in any residential zone property zoned RR, R1, R2, or NMU or any adjacent existing dwelling. Artificial lighting shall be positioned downward.

4-5. Electric Vehicle (EV) Charging Infrastructure. Where an EV charging station is provided, the adjacent parking shall be reserved for vehicles that can be electrically charged.

D. Motor Vehicle Parking Ratios.

1. Parking Ratios. Table 17.13.060.b provides the minimum required off-street parking spaces by land use.

Land Use	Motor Vehicle Parking Ratio Standard (min.)
Residential Categories	
Assisted Living Facility	0.25 space per bed
Dwelling – Detached	2 spaces per unit
Dwelling – Manufactured Homes	2 spaces per unit
Dwelling – Attached	2 space per unit
Dwelling – Multi-unit	1.5 spaces per unit

Table 17.13.060.b Motor Vehicle Parking Ratios by Land Use (s)

Land Use	Motor Vehicle Parking Ratio Standard (min.)
Group homes and quasi-institutional facilities	0.25 space per bed
Shelter (e.g., homeless, victims, emergency)	0.25 space per bed
Worker Housing	0.5 spaces per unit
<u>Hotels</u>	<u>0.5 spaces per unit</u>
<u>Rental Cabins</u>	<u>1 space per unit</u>
Notes: 1. INSERT	

3. Administrative Reductions. The Planning Director shall have the authority to grant reductions to the minimum number of off-street parking spaces for a site. Applicants proposing a parking reduction shall provide documentation, including quantitative analysis, that justifies the proposed number of parking spaces based on the site and proposed land use(s). Factors to be considered when reviewing the proposed parking demand shall include, but not be limited to the follow:
 - a. Size of building
 - b. Type of use
 - c. Number of employees
 - d. Projected volume of delivery or service vehicles
 - e. Projected frequency and volume of delivery or service vehicles
 - f. Number of company owned vehicles
 - g. Storage of vehicles on site
 - h. The availability of street parking within the project vicinity
 - i. The availability of on-site bicycle parking
 - j. Shared Parking. Use of Parking Spaces by More Than One Establishment. Notwithstanding the previous subsection, required parking spaces may serve more than one establishment on the same parking lot; provided, that sufficient evidence is presented which shows that the normal hours of operation of such establishments do not overlap.
4. Parking Stall Use. Required parking spaces shall be available for the parking of passenger automobiles of residents, customers, patrons and employees only, and shall not be used for storage of vehicles or materials or for the parking of trucks used in conducting the business or use.
5. Location to Use. Off-site parking facilities may be used to supplement required off-street parking. Such parking must be located within six hundred feet of the use to which they are accessory, measured from nearest point to nearest point using parcel lines.
- E. Accessible Parking Spaces. Parking shall be provided consistent with the American with Disabilities Act (ADA) requirements, including, but not limited to, the minimum number of spaces for automobiles, van-accessible spaces, location of spaces relative to building entrances, accessible routes between parking areas and building entrances, identification signs, lighting, and other design and construction requirements.
 1. Applicability. All off-street parking must comply with ADA parking space requirements.
 2. ADA Parking Amount and Design. All off-street parking lots must provide ADA-accessible parking spaces in accordance with the most current ADA Standards for Accessible Design.

- F. **Bicycle Parking.** Bicycle parking encourages shoppers, customers, employees, and other visitors to use bicycles by providing a convenient and readily accessible place to park and secure bicycles. Bicycle parking should be placed near main entrance(s) of a building and should be accessible to pedestrians and bicyclists.
1. **Quantity.** All new uses/developments shall provide bicycle parking racks, spaces, or similar features to allow bicycles to be securely attached to the apparatus as follows:
 - a. Multi-unit dwellings: minimum two spaces
 - b. Commercial uses: minimum two spaces
 - c. Industrial uses: minimum spaces to be determined by the Planning Director or designee.
 - d. All other uses: minimum of two spaces.
 2. **Location.**
 - a. For sites with one primary building, the bicycle parking shall be within 50 feet of the main entrance to the building.
 - b. For sites with more than one primary building, the bicycle parking shall be distributed evenly amongst the primary buildings and shall be within 50 feet of a main entrance
 3. **Design.**
 - a. Bicycle racks or similar features shall be provided with the primary purpose to allow bicycles to be securely attached to the apparatus. Sign poles, planters, and utility poles shall not be considered bicycle parking racks or used to satisfy the bicycle parking requirement.
 - b. Bicycle rack design shall accommodate a high security, U-shaped lock.
 - c. Bicycle racks shall be constructed using durable finishes that are not damaged by the constant abrasion from bicycles.
- G. **Loading.**
1. **Purpose.** This section is intended to establish basic standards and a review process for loading spaces for businesses to ensure that adequate space is provided in a location that does not obstruct traffic or impact pedestrian safety.
 2. **Applicability.** Loading space shall be provided for non-residential new construction or additions greater than 5,000 square feet. Loading spaces are not required for existing buildings that are subject to a change of use.
 3. **Loading Plan.** A loading plan shall be submitted with all land use or permit applications involving new commercial, industrial, or multi-use construction. The plan shall include:
 - a. A sketch plan, to scale, showing the area to be used for loading and deliveries.
 - b. Narrative description of the types of deliveries, typical vehicles making deliveries, timing and frequency of deliveries.
 4. **Standards.** Staff shall review loading plans against the following criteria on a case-by-case basis during the land use application and/or permitting process.
 - a. Adequacy of loading space based on the typical vehicles used for deliveries.
 - b. Impact on traffic and right-of-way based on the frequency, timing, and duration of deliveries.
 - c. Impact on pedestrian access to the business.
 - d. Loading spaces shall not hinder the movement of vehicles and pedestrians over a street, alley or sidewalk.
 - e. Loading spaces shall not create a safety hazard for pedestrians or vehicles within a site.
- H. **Parking on Residential Lots.**

1. ~~No more than a total of two of the following~~ may be parked and stored outside on a residential lot according to the zoning district in which the property is located: commercial vehicles, boats, recreational vehicles, utility trailers, or small heavy equipment for snow removal such as skid steers or tractors. ~~Additional vehicles or equipment may be permitted if unless~~ associated with an approved home occupation: a commercial vehicle, a boat, a recreational vehicle, utility trailer, or small heavy equipment for snow removal such as a skid steer or tractorboat.
 - a. RR district: maximum of 6
 - b. R1 district: maximum of 4
 - c. R2 district: maximum of 2 per unit
 - d. NMU district: maximum of 4
2. The above vehicles shall be maintained in a safe and orderly manner and separated by at least 5 feet from any property lines.
3. ATVs, UTVs, side-by-sides, and snow machines are excluded from the above requirements.

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17.13.061 Outdoor Storage.

A. Outdoor storage accessory to a commercial or industrial use.

Outdoor storage of goods, equipment, and/or materials accessory to a commercial or industrial principal use shall be allowed subject to the following standards:

1. Each outdoor storage area shall not be located closer to the front property line than the front façade of the principal building.
2. Goods stored in an approved outdoor storage area shall be limited to those sold or used on the premises as part of an associated primary use.
3. Each outdoor storage area shall be screened from view from all property lines and adjacent rights-of-way by an opaque fence or wall between six and eight feet in height. The fence or wall may exceed eight feet

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in height where the difference in grade between the right-of-way and the outdoor storage area makes a taller fence or wall necessary to effectively screen the area.

4. Landscaping. A landscaped earth berm may be used instead of or in combination with a required fence or wall, provided it meets the same height requirements.
5. No goods, equipment, and/or materials may be stored in areas required for vehicular or pedestrian circulation or parking.

B. Outdoor storage accessory to a residential use.

Outdoor storage of equipment, recreational vehicles, and other materials accessory to a residential use shall be allowed subject to the following standards:

1. The outdoor storage shall not include junk vehicles pursuant to VMC Title 8.
2. Construction and landscaping materials and equipment are allowed if these are used or intended for use on the premises within a period of six (6) months, unless there is an active building permit issued for improvements on the property, or as otherwise approved by the Planning Director.
3. Any outdoor storage shall not become a nuisance as defined in VMC Title 8.

C. Intermodal shipping container (connex unit): see Accessory Structures section 17.08.050.

17.13.062 – 17.13.064 Reserved

17.13.065. Intersection Sight Visibility.

- A. Purpose. Sight visibility triangles are designated areas located near streets and/or commercial driveway intersections that shall be free from visual obstruction to maintain safe visibility for vehicles, bicyclists, and pedestrians.
- B. Applicability. All property shall maintain sight visibility triangles as described in this section.
- C. Establishment. Sight visibility triangles shall be provided on all corners at the intersection of any public or private street with another street, an alley or non-residential driveway.
- D. Limitations.
 1. No structure, object, and/or vegetation shall be placed and/or maintained in a manner which materially impedes the visibility from a street, alley or driveway of lawfully oncoming traffic from any direction in the intersecting public street.
 2. On corner lots, no fence, wall, hedge or other planting or structure that will impede visibility between a height of two feet six inches and eight feet above the centerline grade of the intersecting streets shall be erected, planted, placed or maintained, ~~and~~.
 3. No vehicle so impeding visibility shall be parked within the sight visibility triangles.
 4. If the relation of the surface of the lot to the street is such that visibility is already obscured, nothing shall be done to increase the impediment to visibility within the vertical and horizontal limits set forth above.
- E. Sight Visibility Triangle Designation. Sight visibility triangles shall be designated pursuant to figure 17.13.065.1 below.
 1. Points of intersections shall be measured along the constructed street or sidewalk.

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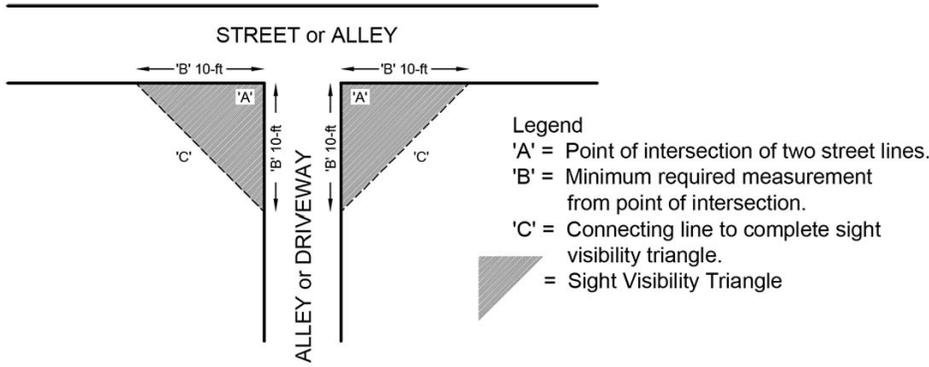


Figure 17.13.065.1 – Sight Visibility Diagram.

- F. Exemptions. The following exemptions may apply to intersection sight visibility standards.
1. Fences up to 2.5 feet in height. Transparent fences that are taller than this, including chain link, wrought iron, and similar styles, may be exempt so long as visibility is maintained through the fence.
 2. Official traffic and street signs, including wayfinding signage approved by the Planning Director, or designee, in the right-of-way.
 3. Fire hydrants, uncovered benches, and traffic control devices in the right-of-way.
 4. Utility poles and one utility transmission or control device in the right-of-way.

17.13.070. Fences and Walls.

- A. Purpose. The purpose of this section is to regulate the location, height, materials, and maintenance of fences, gates, and walls to prevent the creation of nuisances, allow for privacy, maintain access to light and air, and to protect the safety and general welfare of the public.
- B. Applicability. Fences or walls shall be [constructed and maintained pursuant to this section, provided where required pursuant to Title 17.](#)
- C. Design Standards.
1. Front Yards.
 - a. Residential Zoning Districts. Fences and walls within the required front setback areas shall be limited to four (4) feet in height. This limitation shall not apply to retaining walls intended to hold soil and/or to allow for site grading.
 - b. Commercial and Mixed-Use Zoning Districts. Fences and walls within the required front setback areas, shall be limited to eight (8) feet in height. This limitation shall not apply to retaining walls intended to hold soil and/or to allow for site grading.
 - c. Industrial Zoning Districts. Unrestricted.
 2. Other Lot Locations. Fences and walls shall be limited to **eight-nine** feet in height for other locations on the lot which are outside of the front setback.
 3. Adjacent Right-of-Way. Fences and walls shall not be constructed in the right-of-way except for masonry or concrete retaining walls, and then only to a height not exceeding six inches above the grade such wall is constructed to retain and with an approved right-of-way permit, pursuant to title [+612](#).
 4. Post Spacing. Fence posts shall not exceed ten feet in spacing.

Commented [BK9]: @Perdu, Erin Need some help here.

Comment: Update fence requirements to allow for fences high enough to screen units.

Standard connex containers are 8'6" in height.

From connex section: "Except in the industrial and commercial districts, connex units shall be screened on sides facing abutting public streets by structures, landscaping, and/or fences at least as high as the unit."

Commented [PE10R9]: @Baldonado, Kristin I changed the height max in side and rear yards to nine feet (from eight) to fix this inconsistency

5. Measurement of Fence, Hedge, and Wall Height.

- a. General. For the purposes of this title, fence, hedge, and wall height shall be measured as the vertical distance from the ground elevation or finished grade of the property on which the fence, hedge, or wall is erected or planted to the highest point of the fence, hedge, or wall. To allow for variation in topography on a [parcel/lot](#), the height of a fence, hedge, or a wall may vary up to six inches.
- b. Difference in Grade Height between Two [Parcels/Lots](#). Where there is a difference in the ground elevation or finished grade between two adjoining parcels of less than two feet, the height of any fence or wall constructed along the common property line shall be determined by using the finished grade of the highest contiguous parcel (see [Figure 3-6](#)). When there is a difference in the ground level between two adjacent parcels of two feet or more, the height of a fence or wall shall be determined by the Planning Director. The Planning Director shall consider the physical and visual height impact on abutting properties.

6. Materials.

- a. Allowed Materials. Fences or walls may be constructed of any of the following standard fencing materials: wrought iron, brick, concrete block, plastic, vinyl, chain link, metal wire, or wood products that are typically pre-fabricated and are commercially available.
 - b. Barbed wire and Electrical Strands. Barbed wire or electrical strands or similar type of fencing may be allowed pursuant to the following:
 1. Barbed wire and electrical strand fencing, where allowed, shall be limited to eight feet in height.
 2. Barbed wire and electric strand may be used on security fences for agricultural, livestock keeping, industrial, institutional, and commercial operations.
 3. Barbed wire or electrical strands or similar type of fencing may be used when specifically authorized in conjunction with a conditional use permit and/or a variance.
 - c. Any departure of materials required by this section shall require the approval of the Planning Director.
7. Maintenance. All fences and walls shall be maintained in good repair and all surfaces thereof shall be kept painted or have similar protective coating where customarily necessary. Any departure from the materials prescribed by this section shall require the approval of the Planning Director or designee.

~~17.13.071—17.13.089~~ — Reserved

17.13.090 Signs.

- A. Purpose. The purposes of this sign code are to promote:
 1. The protection of the health, safety, property and welfare of the citizens of Valdez, and vision of the community;
 2. Commercial and civic communications that accommodate the need of the community to convey information to the public;
 3. The protection and enhancement of the historic charm and natural beauty, and the visual character and identity of the community, by the thoughtful placement and design of signs;
 4. Flexibility for creative and innovative sign designs;
 5. The proper maintenance of signs; and
 6. Consistency with the goals and objectives of the Valdez Comprehensive Plan.
- B. General Provisions.
 1. A sign permit shall be obtained from the Planning Department before any sign is installed in any district, except for those signs exempted from the permit requirement by this section.

C. Definitions.

The following terms, as used in this [chapter section](#), shall have the meanings stated. For the purpose of this [chapter section](#), the following definitions shall apply unless the context clearly indicates or requires a different meaning.

Awning sign. A building sign attached to, affixed to, or painted on an awning.

Banner sign. A sign made of fabric or other similar nonrigid material with no enclosing framework or electrical components that is supported or anchored on two or more edges or at all four corners.

Billboard. An off-premises sign intended by the sign owner to be available for sale, lease, or rental for the purpose of promoting any commercial activity which is not situated on the same property as the billboard or of promoting any product or service which is not primarily available on the same property as the billboard; and incidentally used for the display of public service messages.

Building sign. A building sign is attached to or supported by a building whether it is the wall, window, or roof of the building. This sign type includes awning, canopy, projecting, roof, and wall signs.

Electronic Message Board (EMB). A sign that can display words, symbols, figures, or images that can be electronically changed by remote or automatic means.

Flag. Any fabric or flexible material attached to or designed to be flown from a flagpole or other similar structure.

Freestanding sign. A sign on a frame, pole, or other, support structure not attached to any building. This sign type includes pylon, post and arm, and monument signs.

Lawn Signs. A freestanding sign made of lightweight materials such as cardboard or vinyl that is supported by a frame, pole, or other support structure placed directly in the ground without foundation or other anchor.

Monument sign. A freestanding sign supported primarily by an internal structural framework or integrated into landscaping or other solid structural features other than support poles.

Off-Premise sign. A sign whose message is unrelated to the premises or the activity and use occurring on the premises on which the sign is located.

On-premise sign. A sign whose message is related to the premises or the activity and use occurring on the premises on which the sign is located.

Permanent sign. A sign structure that is intended for permanent display due to the construction, materials, placement, or installation. See also building and freestanding sign definitions.

~~**Political sign.** Any sign used for the purpose of advertising or promoting a political party, candidate, initiative, cause, referendum or proposition.~~

Portable sign. A movable sign that is not attached to a structure or the ground. Portable signs include A-boards, portable readerboards, and similar signs

Projecting sign. A type of building sign extending outward from the face of the building.

Sign. A device, structure, or fixture which communicates a message using words, graphics, letters, figures, symbols, trademarks, or other visual representations. Painted wall designs or patterns are not considered signs.

Sign face. The sign face is that portion of a sign upon which the message, advertisement or similar display is presented, as distinguished from the structural members.

Snipe sign. A sign which is attached to a public utility pole, light fixture poles, canopy supports, or the supports for another sign.

Temporary sign. A sign constructed of cloth, canvas, vinyl, paper, cardboard, plywood, fabric, plastic, or other lightweight material that is neither permanently installed in the ground or permanently affixed to a building or structure. "Temporary signs" include but are not limited to, flags, lawn signs, banners, inflatable signs, and

~~window signs, structure or device that is easily installed and removed and is not intended or suitable for permanent display due to the construction, materials, placement, or installation.~~

Wall sign. A building sign mounted flat against a wall or painted on the wall of a building or structure with the exposed face of the sign in a plane parallel to the face of the wall.

D Type and Size Permitted.

1. The surface area of a sign shall be computed as including the area comprising the entire display but not including forming parts of the display such as frames or standards. The ~~standard~~ area permitted is the total for all signs on the premises unless otherwise provided ~~or excepted~~.

2. ~~In residential districts~~ For residential ~~houses used~~ dwellings, the following type and size of signs are permitted:

a. One nonilluminated ~~wall sign on a per~~ dwelling unit not exceeding four (4) square feet ~~located flat against the wall of the building.~~

b. Temporary signs with the following conditions:

1) Flags not exceeding fifteen (15) square feet each.

2) Lawn signs not exceeding three (3) square feet each.

3) Banners not exceeding twelve (12) square feet each.

4) Window signs not exceeding twenty percent (20%) of the area of the window within which they are placed.

5) Other temporary signs not exceeding twelve (12) square feet each.

c. The total area of all temporary signs shall not exceed thirty (30) square feet per dwelling unit. Temporary signs are not counted in the total square footage of signage allowed at the dwelling unit.

d. One announcement sign or bulletin board not exceeding twenty (20) square feet for buildings used for purposes other than as a dwelling including assembly halls, community buildings, and religious institutions, child care facilities, and schools a religious institution, school or public or charitable institution. Such sign shall be located at least five feet back from the front property line and on a lot under the same ownership as the ~~principal~~ primary use. Announcement signs shall not be located in the right-of-way nor within any sight visibility triangle.

e. One sign not exceeding six (6) square feet in area for the purpose of advertising the sale or lease of a building or premises.

1) When a residential lot abuts on more than one street, one such sign may face each street, providing no sign at or near the intersection may obstruct free and clear vision of such involved streets.

f. Schools in ~~residential districts the RR, R1, R2, and NMU districts~~ may have one free-standing sign not exceeding 60 square feet located at least five feet (5') from the front property line in addition to the announcement sign permitted in ~~b-subsection 2(d)~~ above.

~~e. For nonconforming commercial uses or child care centers, one sign, not exceeding six square feet in area, to be located flat against the wall of the principal building, or more than twenty feet from the front lot line and more than ten feet from side or rear lot lines.~~

3. For ~~commercial or industrial~~ non-residential or housing dwelling uses, the following type and size of signs are permitted:

a. If there is one business establishment in a building, that business may have three (3) signs, with a maximum total area per sign of ~~three (3½)~~ three (3½) square feet for every lineal foot of primary building façade. Each business is allowed only one (1) freestanding sign. No more than one sign shall be placed on any one face of the building.

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b. If two or more business establishments are located in the same building, each business may have two signs, with a maximum area per sign of ~~three (3)½ square feet~~ for every linear ~~foot~~ foot of primary building frontage. ~~No more than one sign for any business shall be placed on any one face of the building. Each business is allowed only one (1) freestanding sign.~~

c. Temporary signs with the following conditions:

i. Flags not exceeding fifteen (15) square feet each

ii. Lawn signs not exceeding six (6) square feet each

iii. Banners not exceeding twenty-four (24) square feet each

iv. Window signs not exceeding twenty percent (20%) of the area of the window within which they are placed.

v. Other temporary signs not exceeding twelve (12) square feet each.

vi. The total area of all temporary signs shall not exceed thirty (30) square feet per business or the sign area permitted in Subsection 3(a) or (b) above, whichever is less. ~~Temporary~~Temporary signs are not counted in the total square footage of signage allowed at the site.

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~~de.~~ Signs directing and guiding traffic and parking on public or private property, but bearing no advertising matter.

~~ed.~~ Signs may be electronic, but shall not blink, flash, or simulate movement so as to create distraction or a hazard to the public health, safety, or welfare. Light from such signs shall not have a brightness level that exceeds 0.3 foot-candles above ambient light as measured from the property line.

4. Height: Maximum sign height is fourteen (14) feet or the height of the primary structure on the parcel, whichever is less.

~~E.~~ Notices and Warning Signs. Notices and warning signs of not more than one square foot in area, such as vacancy, no trespassing, beware of dog, etc., shall be permitted in any zoning district.

~~F.~~ Political Signs. Political signs are allowed in residential, commercial and industrial zoning districts in accordance with the terms of this subsection. Political signs shall not exceed thirty-two square feet in total area nor be placed on a public property or rights-of-way. Such signs may be displayed only for a period of ninety days prior to any primary or general election. All political signs must be removed within one week following the relevant election.

~~EG.~~ Commercial Marijuana Signs. Commercial marijuana facilities are subject to the requirements of this section to the extent that they are more restrictive than those set out in Section 3 AAC Article 3.

~~FH.~~ Electronic Message Boards (EMB).

1. EMBs are allowed ~~for institutional uses when associated with the following permitted uses: educational institution, religious institution, library, museum, cultural institution, art gallery, and government offices/services. (government offices, schools, churches, non-profit organizations) only.~~

2. Each property shall only be permitted one EMB.

~~3.~~ EMBs shall only be permitted on freestanding signs, and must adhere to the freestanding sign height standards.

~~3-4.~~ EMBs shall comply with size restrictions as set forth in this section.

~~4-5.~~ Display.

a. EMBs shall maintain no less than an eight second dwell time for any images and messages.

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- b. Any change from one static display to another must be instantaneous and shall not include any distracting effects, such as dissolving, spinning, or fading. Animation, motion, or video displays are prohibited.
- c. No EMB shall have a brightness level that exceeds 0.3 foot-candles above ambient light as measured from the property line.
- d. EMBs may use multiple colors within the display, but the use of color shall not create distraction or a hazard to the public health, safety, or welfare.

5-6. Operation. EMBs shall be equipped with a means to immediately discontinue the display if it malfunctions. The owner of the EMB must immediately cease operation of the EMB when notified by the city that it fails to comply with the standards of this sectionchapter.

GH. Signs allowed without permits.

1. Signs for home occupations and short-term rentals.
2. ~~Standard flags and insignia of government, religious, civic, charitable, educational or philanthropic groups which can, in no way, be construed as advertising. This includes City-city-issued memorial signs and plaques.~~
3. Legal notices, traffic signs, informational signs, historic signs or directional signs erected by government bodies and signs required by law.
4. Notices and warning signs of not more than two (2) square feet each in area, i.e., vacancy, no trespassing, beware of dog.
5. Signs advertising subdivision tract developments of two (2) or more acres, not exceeding thirty-two (32) square feet and limited to one (1) such sign per street frontage.
6. ~~Sandwich boards not exceeding twelve (12) square feet each provided that they do not exceed two (2) per business, and are located entirely on private property and in accordance with AS 19.25.105. Political signs pursuant to this subsection.~~

Temporary Signs permitted under this section. ~~Temporary signs may be posted for not more than 30 days in a 180-day time period~~

7.

- a) ~~One temporary sign is allowed per property if non-commercial residential, and one for each business in commercial districts;~~
- b) ~~Temporary signs may include banners, flags, or pennants;~~
- c) ~~Temporary signs may not exceed 12 square feet in residential areas and 32 square feet in commercial or industrial districts;~~
- d) ~~Temporary signs referencing a date or event must be removed within one week following the date or event;~~
- e) ~~Special noncommercial event signs may be erected two weeks prior to the event.~~
- f) ~~Political signs pursuant to 17.13.090(F)~~
- g) ~~Garage sale signs located at the site of the sale.~~

HJ. Prohibited Signs. Unless otherwise and specifically authorized, the following signs are prohibited in all districts:

1. Signs within any sight distance triangle or right-of-way, unless otherwise authorized;
2. Signs prohibited by state or federal law.

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- ~~2-3.~~ Signs attached to, or placed on, vehicles or trailers which are parked or located for the primary purpose of displaying said sign (see also signs allowed without permits—vehicles with signs used in the normal course of business);
- ~~3-4.~~ Off-premises signs and/or billboards except the posting of temporary signs relating to civic events subject to the limitations of this ~~chapter~~section;
- ~~4-5.~~ Snipe signs;
- ~~5-6.~~ Portable signs, ~~except sandwich boards provided that they do not exceed two per business and are located entirely on private property and in accordance with AS 19.25.105;~~
- ~~6-7.~~ Any sign with incandescent lamp bulbs exposed to view, with or without internal or external reflectors.
- ~~7-8.~~ Banners, clusters of flags, pennants, ribbons, streamers, or balloons, except as allowed as temporary signs
- ~~8-9.~~ Suspended strings of spinners; twirlers or propellers; flashing, rotating (except barber poles) or blinking light; beacons; chasing or scintillating lights; flares, or signs containing elements creating sound;
- ~~9-10.~~ Abandoned signs or sign structures;
- ~~10-11.~~ Signs imitating or resembling a traffic-control sign, signal or device, or the light of an emergency vehicle; or which obstructs the visibility of any traffic or street sign or signal device.;

Chapters 17.14 – 17.19

Reserved

DRAFT

Chapter 17.20

Nonconforming Situations

17.20.010 Purpose, Applicability, and General Provisions

- A. Purpose. The provisions of this Chapter are intended to establish the standards, allowances, and limitations relating to nonconforming situations. Nonconforming situations includes land use, structures, site improvements, signs, and lots/parcels that were legally established and remained in continuously existence but do not fully (or partial) comply with the current standards of VMC Titles 16 and 17. The City of Valdez intends to allow nonconforming situations to remain in operation/existence, allow for repairs and maintenance, and to allow for limited expansions thereto.
- B. Applicability. The provisions of this Chapter apply to nonconforming situations relating to land uses, structures, sites improvements, signs and lots/parcels [that were lawful at the time they were established](#). These provisions do not apply to lots, land uses, structures, signs and other site improvements established in violation of the VMC.
- C. Nonconforming Situations Described. This Chapter recognizes the following nonconforming situations that may exist within the municipal limits.
1. Nonconforming Uses. Land uses or land use activities that may exist within a zoning district that would not be allowed, or that would normally require special approval to establish, under the current code standards [\(e.g., a land use that is listed as a Conditional Use pursuant to Tables 17.06.060.a-d\)](#).
 2. Nonconforming Structures/Buildings and Other Site Improvements. Any building, structure, and/or site improvement that may exist which does not comply with the dimensional standards and/or building size limitations of the underlying zoning district (e.g., setbacks, building height, and similar standards). This also describes existing developments that do not fully comply with the standards of this code.
 3. Nonconforming Signs. Any sign or collection of signs on a given lot that does not comply with the code's size, area, and quantity limitations.
 4. Nonconforming Lots of Record. Any lot that may exist that does not comply with [its zoning district's the](#) minimum size or dimensional standards [of district for which it is zoned](#). This also includes lots that do not comply with the zoning district's access and frontage requirements.
 5. Nonconforming Elements of an Approved Permit/Plan. Any site element and/or land use component that was legally allowed under a City of Valdez land use permit.
- D. Continuation, Repair, and Maintenance.
1. Continuation. A legally established nonconforming situation may remain in existence; however, the provisions of Section 17.20.020 apply where a nonconforming land use is abandoned or ceases to operate.
 2. Lot. Any legally established nonconforming lot/tract may be used and developed pursuant to the use and dimensional standards of the current zoning district and the other applicable provisions of VMC Title 17. Said lot/tract shall also be subject to the use and development limitations pursuant to any plat in which it is a part.
 3. Repair and Maintenance. Ordinary repairs and maintenance of nonconforming buildings/structures, building/structures supporting a nonconforming use, and nonconforming sites are allowed. This may include, but is not limited to, the repair/maintenance of walls, roofs, fixtures, wiring or plumbing. All repair and maintenance activities shall conform to the applicable Valdez Building Code standards and associated permit requirement. This allowance also includes activities that increase building/structural integrity, seismic ratings, energy efficiency ratings, and/or Americans with Disabilities Act (ADA)

accessibility standards. The provisions of 17.20.030.D herein apply where a building is damaged due to a catastrophe.

4. Other Allowances. Sections of this Chapter establish the allowances and limitations for other activities associated with each nonconforming situation.
5. Zoning Clearance. The City shall determine whether a nonconforming situation was legally established and the allowances thereto as a zoning clearance review pursuant to Section 17.04.090.
- E. Verification of Nonconforming Situation(s). The Planning Director may verify whether a nonconforming situation was legally established by reviewing information submitted by the applicant, public records and other readily available information to reach a determination. The Planning Director, or designee, may conduct the initial investigation as part of the corresponding review process pursuant to Chapter 17.04. The Planning Director may request that the applicant provide evidence to be considered in the nonconforming determination, and it shall be the responsibility of the applicant to prove a nonconforming situation was legally established. The following items may be used in confirming a nonconforming situation:
 1. Building and other land use permits.
 2. Zoning maps and past Municipal Code editions.
 3. Property tax records.
 4. Land surveys with surveyor's seal.
 5. Recorded plats.
 6. Lease agreements relating to the subject use/property.
 7. Utility bills relating to the subject use/property.
 8. Insurance policies and/or mortgage contracts for the subject property.
 9. Aerial photography.
 10. Historic land use and/or insurance maps (e.g., Sanborn® Fire Insurance Maps).
 11. Business Licenses.
 12. Witness affidavits.

17.20.011 – 17.20.019 Reserved

17.20.020 Nonconforming Uses.

- A. General. A nonconforming use that was legally established ~~prior to the effective date of VMC Titles 16 and 17~~ according to the zoning ordinance in effect at the time the use was established shall be subject to the standards herein.
- B. Continuation. A nonconforming use may continue to operate on the lot where it was legally established provided the use remained in continuous operations pursuant to this section.
- C. Discontinuation Clause. Where a nonconforming use ceases to operate on its lot for a period of twelve consecutive months, any subsequent use of land shall conform to the regulations specified in VMC Title 17 for the zoning district in which the land is located.
- D. Intensity/Density Limitations. A nonconforming use may not be expanded, enlarged, or increased in a manner that would increase its noncompliance with VMC Title 17; unless allowed by this Chapter.
- E. Moving. Nonconforming uses shall not be moved, in whole or part, to any other portion of the lot on which it was originally established.
- F. Nonconforming Detached and Attached Dwellings. Legally existing nonconforming detached and attached dwellings, including manufactured and mobile homes, shall be allowed to remain in existence and are not subject to the expansion limitations or discontinuation clauses of this Chapter. All building additions shall conform to the dimensional standards of the zoning district. No additional units therein may be added unless specifically allowed in the zoning district.

- G. Expansions of a Nonconforming Use. A nonconforming use may only be expanded pursuant to the following standards.
1. Administrative Allowances. Applicants may request a one-time expansion of a nonconforming use as an Administrative Adjustment pursuant to Section 17.04.070 and subject to the review criteria therein. If the request is granted, the City shall not consider future applications for the same use to expand. Said expansions may not exceed five percent of the area the nonconforming use occupies at the time of application.
 2. Other Allowances. Applicants may request other expansions of a nonconforming use as a Variance pursuant to Section 17.04.070 and subject to the review criteria therein. Applications under this provision shall be limited in scale and not exceed ten percent of the area the nonconforming use occupies at the time of application.

17.20.021 – 17.20.029 Reserved

17.20.030 Nonconforming Buildings, Structures and Site Improvements.

- A. General. A nonconforming structure, building or other site improvement that was legally established according to the zoning ordinance in effect at the time the structure was built prior to the effective date of VMC Titles 16 and 17 shall be subject to the standards herein.
- B. Continuation. A nonconforming structure, building or other site improvement may remain on the lot and may continue to be inhabited pursuant to the applicable standards of VMC Title 17 and applicable Valdez Building code.
- C. Expansions, Enlargements, and other Modifications. A nonconforming structure, building, or other site improvement may be expanded, enlarged, modified, or moved pursuant to the standards of VMC Title 17 and the Valdez Building Code (including the dimensional standards of the zoning district in which it is located). Requests to expand, enlarge or modify a building, structure, or other site improvement that would increase its nonconformity, shall be reviewed as a variance or administrative adjustment pursuant to Section 17.04.070.
- D. Damage and Catastrophes. In the event a nonconforming structure, building, or other site improvement is damaged to an extent of more than fifty percent of its assessed value at the time of destruction, it may only be reconstructed in conformity with the provisions of VMC Title 17, the Valdez Building Code, and/or its associated land use permit (e.g., Conditional Use approval).
- E. Repair and Maintenance. Repair and maintenance activities are allowed pursuant to 17.20.010.D herein.

17.20.031 – 17.20.039 Reserved

17.20.040 Nonconforming Signs.

- A. General. A nonconforming sign that was legally established according to the zoning ordinance in effect at the time the sign was built prior to the effective date of VMC Title 17 shall be subject to the standards herein.
- B. Continuation. A nonconforming sign may remain on the lot.
- C. Expansions, Enlargements, and other Modifications. A nonconforming sign be expanded, enlarged, modified, or moved only in a way that conforms to the standards of VMC Title 17 and the Valdez Building Code (e.g., area limitations, setbacks, and structural integrity standards). Requests to expand, enlarge or modify a sign that would increase its nonconformity, shall be reviewed as a variance or administrative adjustment pursuant to Section 17.04.070.
- D. Sign Face/Text. The face/text of a nonconforming sign may be modified to reflect a new business, tenant, or destination on the lot/tract in which it is located so long as the original area is not increased. Face/text modifications shall comply with applicable Valdez Building Code standards.

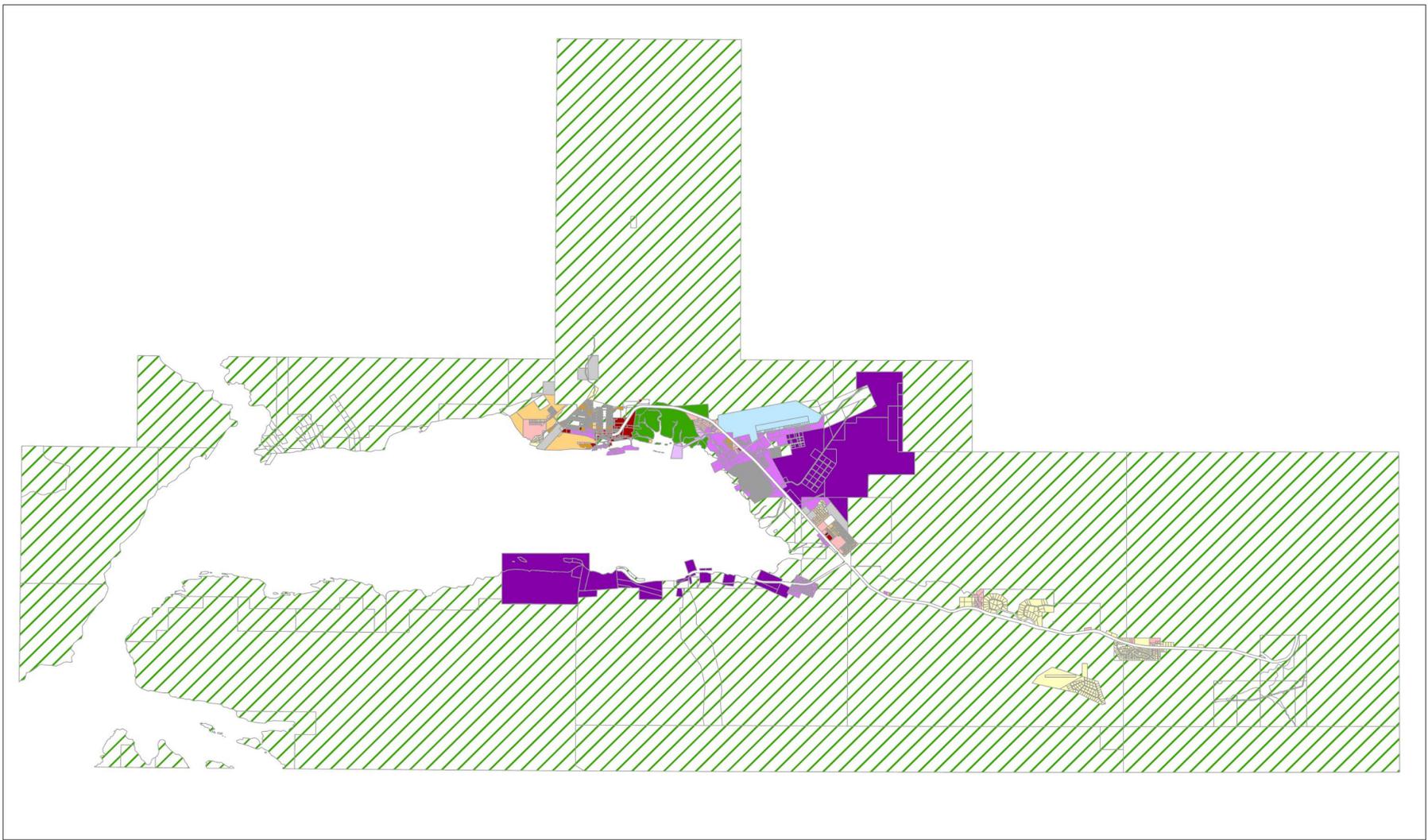
17.20.041 – 17.20.049 Reserved

17.20.050 Nonconforming lots of record.

- A. General. A nonconforming lot/tract that was legally established prior to the effective date of VMC Titles 16 and 17 shall be subject to the standards herein.
- B. Use and Continuation. A nonconforming lot may be used and built upon pursuant to the following:

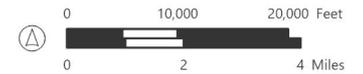
1. Zoning, Site Specific, and Site Development Standards. Buildings, structures, and uses shall comply with the applicable zoning dimensional standards, site specific standards, and site development requirements pursuant to VMC Title 17. These may include, but not limited to, building setback requirements, structure height limitations, and buffering standards.
 2. Building Code. Buildings, structures, and site improvements shall comply with applicable Valdez Building Code requirements.
 3. Legal Access. Building permits for construction on nonconforming lot may only be granted where the applicant demonstrates there is legal access to the property for both the intended property occupants and emergency responders. This may include direct street frontage, access easements, or other legal instruments.
 4. Contiguous Property of Same Ownership. If two or more existing lots of record with continuous frontage are contained in a single ownership, the lands involved will be considered to be an undivided parcel and no portion shall be used or sold which does not meet the area and width requirements. Any such series or combination of land ownership shall be required to replat the property in order to conform to the existing requirements.
- C. Platting Activities. Any subdivision activity involving a nonconforming lot shall only be allowed where the resulting lots/parcels/tracts meet the size and dimensional standards the current zoning district and associated standards listed in VMC Title 16.

DRAFT



Title 17 Zoning Districts

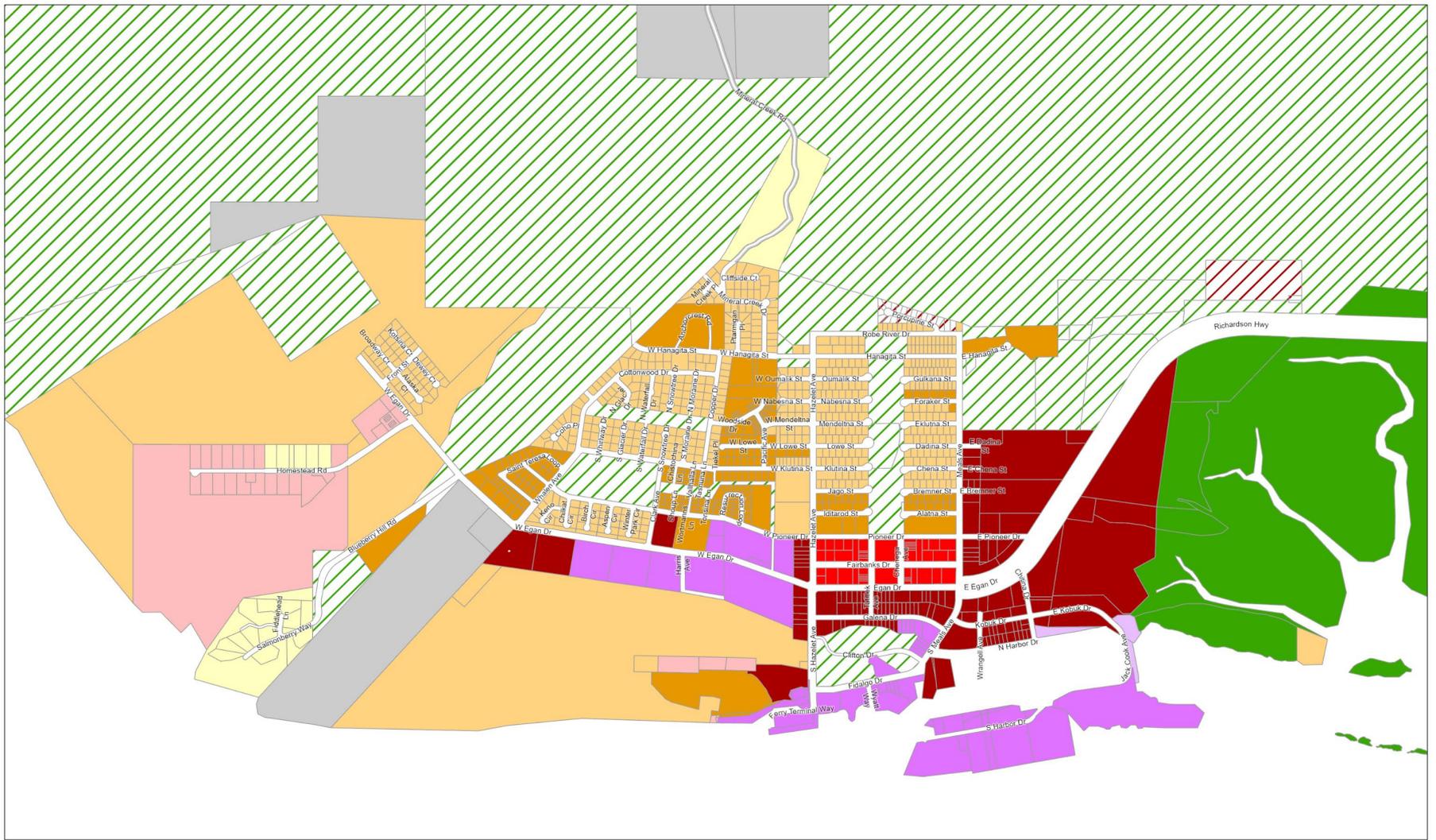
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|-----------------------------------|----------------------------|------------------------|
| (RR) Rural Residential | (G) General Commercial | (P) Public Lands |
| (R1) Moderate Density Residential | (WI) Waterfront Industrial | (NH) Natural Hazard |
| (R2) High Density Residential | (LI) Light Industrial | (A) Airport |
| (NMU) Neighborhood Mixed Use | (HI) Heavy Industrial | (U) Unclassified Lands |
| (CB) Central Business | (CO) Conservation | |



Title 17 of the Valdez Municipal Code regulates Zoning
 VMC 17.06.020 establishes Official Zoning Maps
 Map 1 of 5

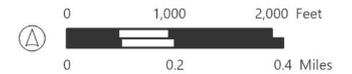
DRAFT FOR PUBLIC HEARING





Title 17 Zoning Districts

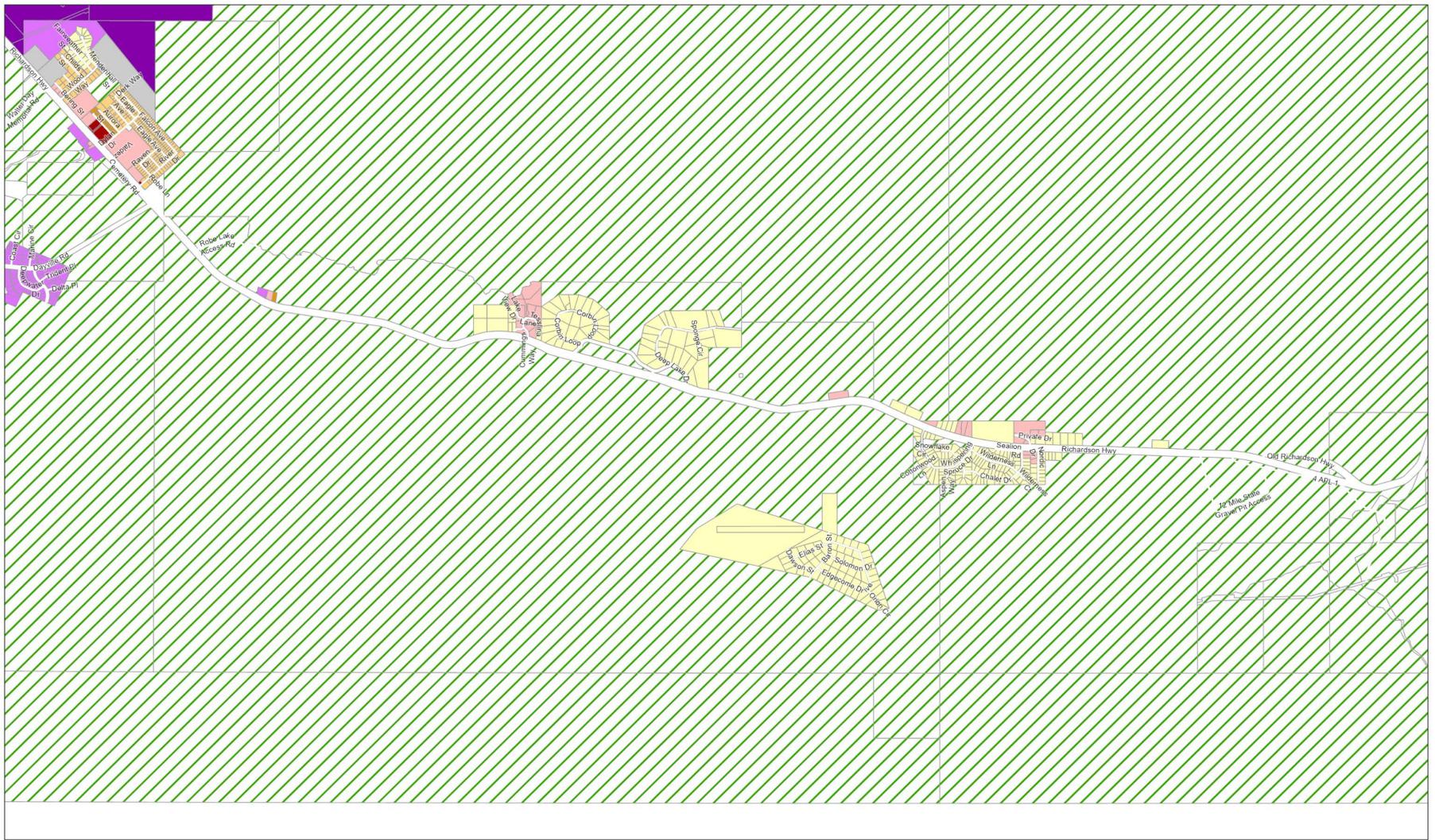
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Title 17 of the Valdez Municipal Code regulates Zoning
 VMC 17.06.020 establishes Official Zoning Maps
 Map 2 of 5

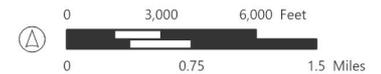
DRAFT FOR PUBLIC HEARING





Title 17 Zoning Districts

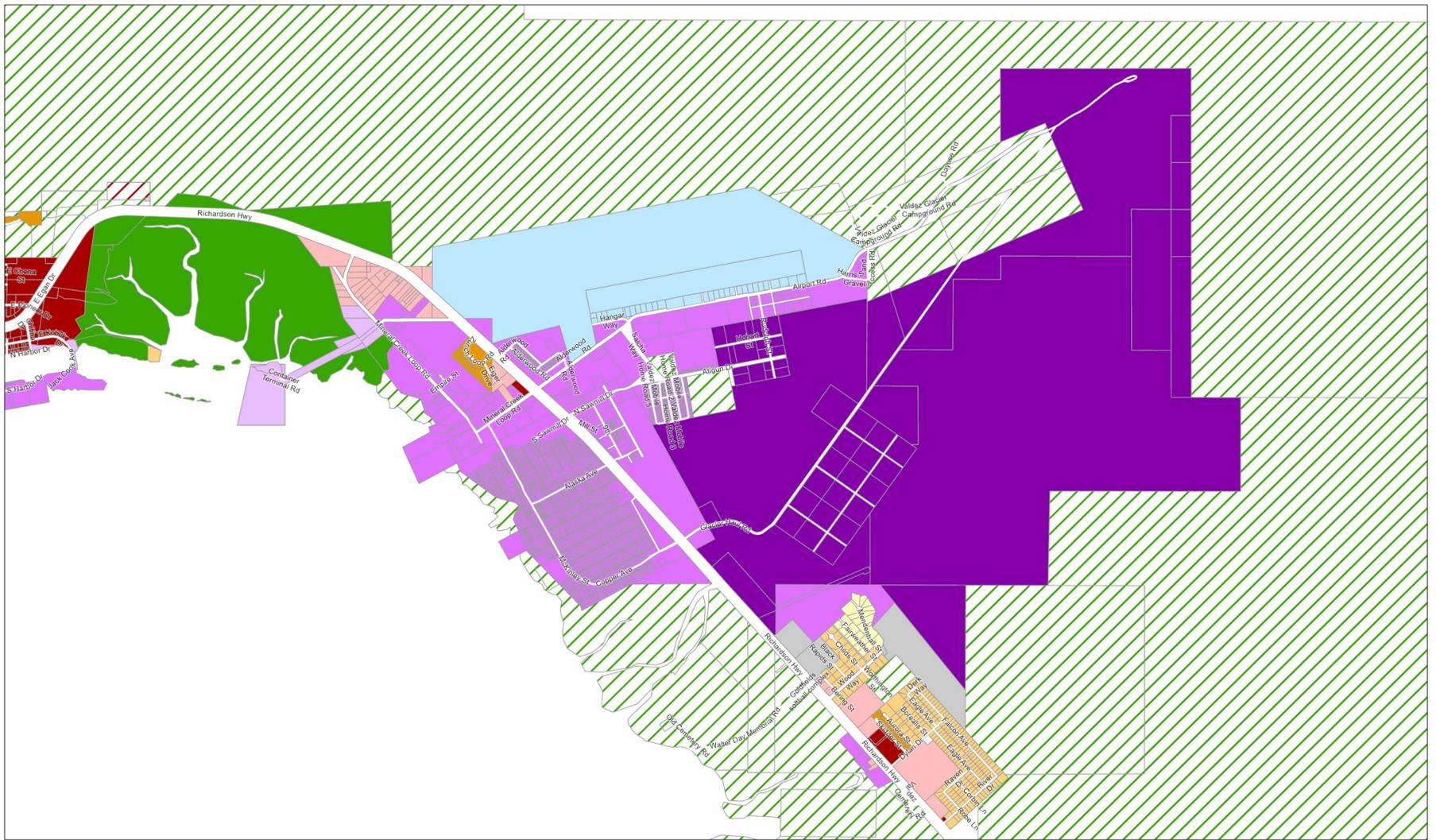
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Title 17 of the Valdez Municipal Code regulates Zoning
 VMC 17.06.020 establishes Official Zoning Maps
 Map 3 of 5

DRAFT FOR PUBLIC HEARING





Title 17 Zoning Districts

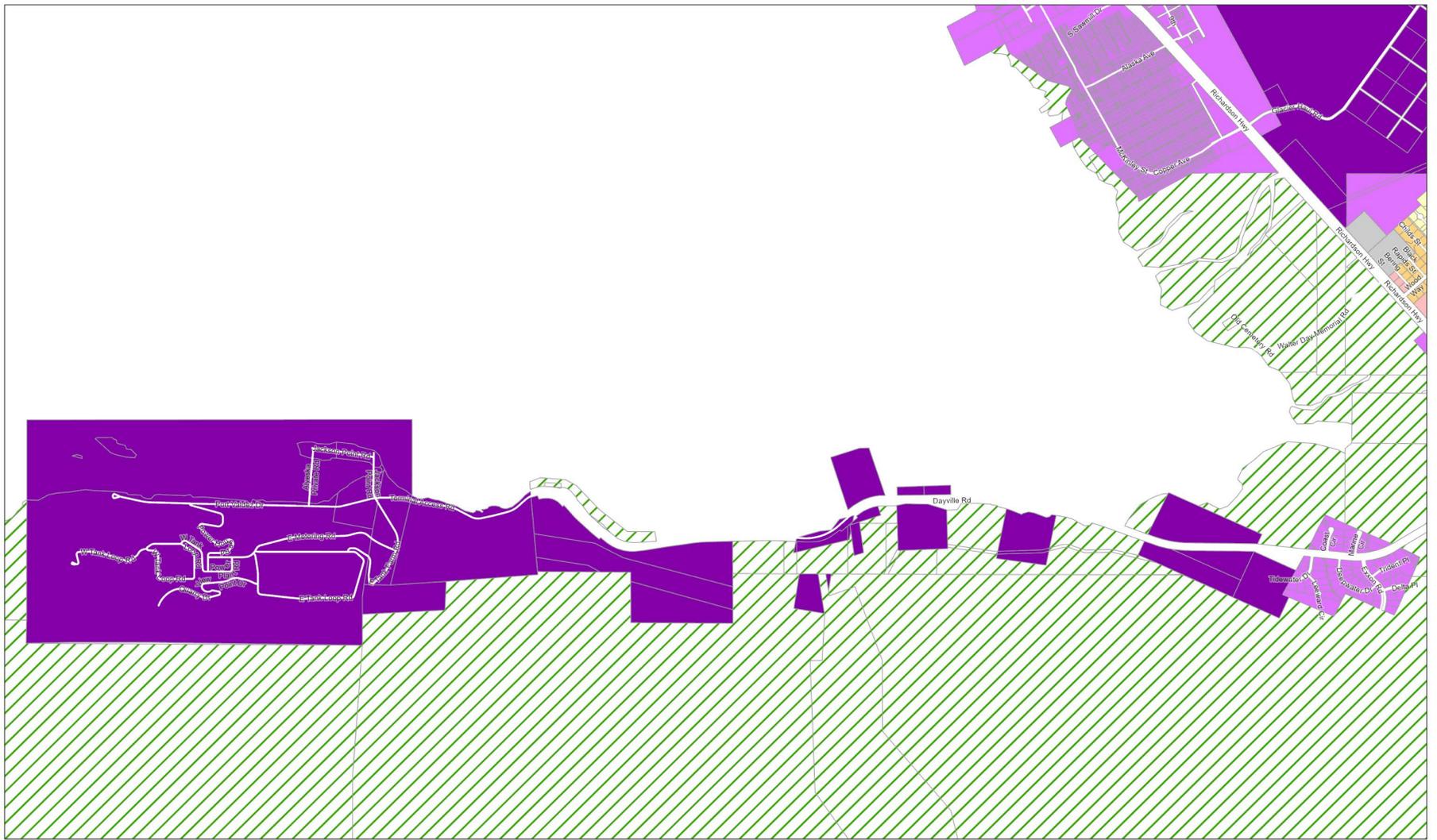
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Title 17 of the Valdez Municipal Code regulates Zoning
 VMC 17.06.020 establishes Official Zoning Maps
 Map 4 of 5

DRAFT FOR PUBLIC HEARING





Title 17 Zoning Districts

- | | | |
|-----------------------------------|----------------------------|------------------------|
| (RR) Rural Residential | (G) General Commercial | (P) Public Lands |
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Title 17 of the Valdez Municipal Code regulates Zoning
 VMC 17.06.020 establishes Official Zoning Maps
 Map 5 of 5

DRAFT FOR PUBLIC HEARING



Public Comments

Jim Gifford – Concerned about adding mobile homes to R1 district and loss of property values and neighborhood character. In favor of leaving the code as is regarding mobile homes.

Bill Comer – Advocated against a proposed cap on the number of Short-term rentals (STR) in the community. Bill argued that STR were a staple to the Valdez community and that the majority of them were small businesses who spent a lot of money to stimulate the local economy.

Lisa Von Bargaen- expressed concern about limiting the number of STRs by resolution because it will not provide stability for businesses year to year if they do not know if they will be able to operate. She recommended adding reference to the public accommodation tax section in the STR specific use standards. She also suggested that cemeteries should be a conditional use due to risk of ground and well water contamination from human remains.

Roger Kipar – Expressed concern about the technical study requirements referenced in 17.04.050 D (5), and worried they were too stringent and could be used to obstruct a proposal. He also expressed concern that conformance with the Comprehensive Plan was a criterion for permit approval/land use action throughout the draft. Mr. Kipar suggested adding a maximum application review length of time back to the CUP review procedures in 17.04.60 E. Mr. Kipar expressed concern about the administrative adjustment for dimensional standard relief in 17.04.070 c2a being listed as a percentage of the requirement. He said he would prefer if Planning and Zoning could waive requirements. He said he thought reference to garage sales in the Temporary Land Use Permit (TLUP) code 17.04.120(5)(b) was overreach and would be difficult to enforce. He stated his concerns about the insurance requirements for temporary land use permits being too restrictive and at the discretion of the planning director. He also expressed concern about the changes to the natural hazards district for the Crooked Creek area.

Ken Lares – Stated that he was happy to see additional housing options, including increased mobile home options. He expressed concern that the Future Land Use Maps and the zoning maps did not allow for greater residential development in the area from Zook Subdivision to Glacier Stream which is currently largely zoned light industrial. He said he thought the area was good for housing also because of relative proximity to public utilities. He commented that he thought the scope of the zoning code revision project was too big and should have been done section by section to allow for a deeper dive into the ordinance. He opposed a cap on STRs and said he thought they were vital to Valdez economy, and that sometimes all short-term rental options were booked up in town, and that the solution was for the City to build more housing units overall, not restrict the use of existing housing. He expressed concerns about placing a cap on the number of short-term rentals because he felt it was arbitrary without studies to support the number.

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
101 Egan Dr / PO Box 37 | Valdez, AK | 99686
Office: 907-834-4804 | Fax: 907-834-4825 | Cell: 907-831-0081
FNBAAlaska.com

BEST PLACE TO WORK | 2016 – 2023 | Eight years in a row!

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

Do not click on links or attachments unless you recognize the sender and know the content is safe.

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.

Kate Huber

From: Magdalena McCay <magdalenamccay@gmail.com>
Sent: Wednesday, January 10, 2024 1:58 PM
To: Kate Huber; Magdalena McCay
Subject: Title 17 comments

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.

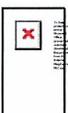
If anything, we should do more, not less. Don't single out businesses operating short term rentals.

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



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:

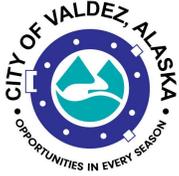
Check here to be added to the project distribution list

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



Legislation Text

File #: ORD 24-0002, **Version:** 1

ITEM TITLE:

#24-02 - Amending Chapter 10.12 of the Valdez City Code Titled Parking. First Reading. Public Hearing.

SUBMITTED BY: Sheri Pierce, City Clerk/Bart Hinkle, Police Chief

FISCAL NOTES:

Expenditure Required: N/A
Unencumbered Balance: N/A
Funding Source: N/A

RECOMMENDATION:

Approve First Reading.

SUMMARY STATEMENT:

Current fines and penalties for parking violations have not been updated for a number of years. The existing language relies heavily on the monetary punishment of the impound as a deterrent. The proposed language is designed to have the citation be the primary deterrent method / means of behavior modification by increasing the cost of the citation related to impeding snow removal. Chief Hinkle will be present to discuss operational considerations leading to the proposed language and ordinance change recommended by Staff.

CITY OF VALDEZ

ORDINANCE NO. 24-02

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA
AMENDING CHAPTER 10.12 OF THE VALDEZ CITY CODE TITLED PARKING

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF VALDEZ,
ALASKA, that:

Section 1. Chapter 10.12, Section 10.12.040 (D) of the Valdez Municipal Code is hereby amended to read as follows:

Chapter 10.12

PARKING

Sections:

- 10.12.010 Parking prohibited on certain streets during certain hours when school in session.
- 10.12.020 Parking prohibited.
- 10.12.025 Seasonal parking.
- 10.12.030 Temporary prohibitions.
- 10.12.040 Penalty and impoundment.

10.12.010 Parking prohibited on certain streets during certain hours when school in session.

The cul-de-sac area on East Lowe Street extending from the east property line of Lot 1, Block 12, to the east property line of Lot 9, Block 10, is declared to be a no-parking zone for all vehicles except school buses between the hours of seven a.m. and five p.m. on any day when school is in session. (Prior code § 15-8)

10.12.020 Parking prohibited.

No person may park or cause a motor vehicle to be parked, and no motor vehicle may be parked, as follows:

- A. On any of the following streets or highways:
 - 1. Meals Avenue from Fidalgo to Robe River Drive, except for the wider parking location on the east side of the street directly in front of the Alaska State Court House,
 - 2. Hazelet Avenue from City Dock to Hanagita,
 - 3. On the north side of Pioneer Drive from Meals Avenue to Tatitlek Avenue;

- B. On any street, highway, public way or city-owned parking lot for a period of time longer than twenty-four hours, without special permission of the chief of police;
- C. In a private area which is adjacent to a commercial establishment, owned or controlled by another person, in violation of any limitations on parking which have been set, if the area is signed or posted in a manner setting forth the limitations;
- D. In a private area which is not adjacent to a commercial area, owned or controlled by another person, without the express permission of that person;
- E. At any place or in any position on public or private property, which would block the way of ingress or egress of a motor vehicle to a private area owned or controlled by another person, or which would prevent another from moving a motor vehicle;
- F. In any other area where parking has been permanently or temporarily restricted by the city;
- G. Any place where the curb has been painted red designates a no parking area. (Ord. 99-07 §§ 1, 2; prior code § 15-9)

10.12.025 Seasonal parking

The hourly parking along North Harbor Drive shall be effective from May 1st through September 30th each year. (Ord. 99-07 § 3)

10.12.030 Temporary prohibitions.

- A. Notwithstanding any other provision of this title, no person may park or cause a motor vehicle to be parked, and no motor vehicle may be parked, on any street in the city upon which snow removal is undertaken by or on behalf of the city from the time that snow removal operations on the street appear to be necessary until the time that the snow removal operations on the street are completed.
- B. The chief of police, or other persons designated by the city manager, is authorized to determine and designate by proper signs, places in which the stopping, standing or parking of a motor vehicle is restricted or prohibited because of traffic conditions, construction, accidents, parades, special events or other purposes deemed by the city to warrant temporary prohibitions on parking, stopping or standing. No person may park, stop or stand a motor vehicle, and no motor vehicle may be parked or stopped, in any area so designated.
- C. No person may fail or refuse to immediately move his vehicle when requested to do so by a city police officer or any city employee or contractor engaged in any activity which would be hindered or obstructed in any manner if the vehicle were to remain in the place it occupied at the time the request was made. Upon request, the owner or operator of the vehicle shall move it to a location which does not interfere with the activity which was being hindered or obstructed.
- D. Failure to move the vehicle upon request is a separate offense from allowing that vehicle to be parked or stopped in a prohibited area. It is not necessary that a request be made to move the vehicle before the sanctions set forth in Section 10.12.040 may be imposed. (Prior code § 15-10)

10.12.040 Penalty and impoundment.

A. Any vehicle in violation of Section 10.12.020 or 10.12.030 may be impounded by the city, or issued a traffic citation, or both.

B. A vehicle will be impounded from private property only upon the written request of the person who owns or controls the property. Before the vehicle is impounded, the city may require the person requesting the impoundment to sign a statement of ownership or control of the private property involved, and an agreement holding the city harmless for any injury, loss or damage arising from the impoundment.

C. If the vehicle is impounded from either public or private property, this impoundment is done without liability on the part of the city for any damage which may be done to it or its contents. The vehicle shall not be returned to the owner or operator thereof until any impound fees, and any storage or other charges which may have accrued, have been paid.

D. If the vehicle is cited, the penalty for the violation of this ordinance is ~~twenty~~ two-hundred dollars.

E. If the vehicle is both impounded and cited, all impound and citation fees, and other charges, must be paid prior to the return of the vehicle to the owner or operator. (Prior code § 15-11)

Section 2. This ordinance shall take effect immediately upon adoption by the Valdez City Council.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA, this _____ day of _____, 2024.

CITY OF VALDEZ, ALASKA

Sharon Scheidt, Mayor

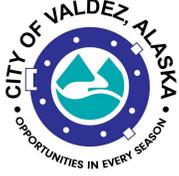
ATTEST:

Sheri L. Pierce, MMC, City Clerk

APPROVED AS TO FORM:

Jake Staser, City Attorney
Brena, Bell, & Walker, P.C

First Reading:
Second Reading:
Adoption:
Ayes:
Noes:
Absent:
Abstain:



Legislation Text

File #: ORD 24-0003, **Version:** 1

ITEM TITLE:

#24-03 - Amending Chapter 3.12 Section 3.12.040 of the Valdez Municipal Code Titled Additional Exemptions. First Reading. Public Hearing.

SUBMITTED BY: Sheri Pierce, MMC, City Clerk/Jordan Nelson, Finance Director

FISCAL NOTES:

Expenditure Required: N/A
Unencumbered Balance: N/A
Funding Source: N/A

RECOMMENDATION:

Approve Ordinance #24-03.

SUMMARY STATEMENT:

- Pursuant to Sec. 29.45.050(a) the maximum Primary Home Exemption for any one residence cannot exceed \$75,000. However, a municipality has the option to annually adjust this voter-authorized exemption.
- The annual adjustment is based on the increase, if any, in the annual average cost of living. This adjustment is calculated by the State Assessor using the United States Department of Labor Consumer Price Index specifically for Urban Alaska (Alaska CPI-U).
- **The State Assessor calculated Alaska CPI-U at 1.540%, therefore, the exemption may be adjusted to \$76,155.**

CITY OF VALDEZ, ALASKA

ORDINANCE NO. 24-03

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA AMENDING CHAPTER 3.12 SECTION 3.12.040 OF THE VALDEZ MUNICIPAL CODE TITLED ADDITIONAL EXEMPTIONS

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA that:

Section 1: Chapter 3.12, Section 3.12.040 of the Valdez Municipal Code is hereby amended to read as follows:

3.12.040 Additional exemptions.

Seventy-six thousand one hundred fifty-five ~~Seventy-five thousand~~ dollars of the assessed value or the maximum allowed under state law, whichever is greater, of a principal residence owned and occupied by the taxpayer is exempt from taxation. The city council may by ordinance annually adjust the exemption set forth herein by the amount calculated by the State Assessor to reflect the increase, if any, in the annual average cost of living, using the U.S. Department of Labor CPI-U for Anchorage.

Section 2: This ordinance shall take effect immediately following final approval and adoption by the Valdez City Council.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA this _____ day of _____, 2024.

CITY OF VALDEZ, ALASKA

ATTEST:

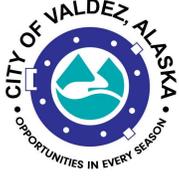
Sharon Scheidt, Mayor

Sheri L. Pierce, MMC, City Clerk

First Reading:
Second Reading:
Adoption:
Ayes:
Noes:
Absent:
Abstaining:

APPROVED AS TO FORM:

Jake Staser, City Attorney
Brena, Bell, & Walker, P.C.



Legislation Text

File #: RES 24-0003, **Version:** 1

ITEM TITLE:

#24-03 - Authorizing the Submission of a 2024 Homeland Security Grant Program (HSGP) State Homeland Security Grand Program (SHSP) Grant Application

SUBMITTED BY: Jordan Nelson, Finance Director

FISCAL NOTES:

Expenditure Required: \$367,500
Unencumbered Balance: \$367,500
Funding Source: Grant Proceeds

RECOMMENDATION:

Approve

SUMMARY STATEMENT:

This Grant Application reflects the Law Enforcement portion of the “Radio Repeater Upgrades” project ranked Number 4 during 2023 Projects Prioritization workshops (attached)

Staff has elected to “accept partial funding if the entirety of the request cannot be awarded”. There is no match associated with this grant, however, partial funding would require an appropriation request from City funds to complete the project.

Staff has further elected to separate projects within the same grant program based on advisement from the State Grant Project Manager as shown below:

Mobile Radios	\$167,500
<u>Portable Radios</u>	<u>\$200,000</u>
Total Funding	\$367,500

Information Technology Director Matthew Osburn will be present to field questions related to the projects

CITY OF VALDEZ, ALASKA

RESOLUTION #24-03

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA, AUTHORIZING THE SUBMISSION OF A 2024 HOMELAND SECURITY GRANT PROGRAM (HSGP) STATE HOMELAND SECURITY PROGRAM (SHSP) GRANT APPLICATION

WHEREAS, the City Council has provided direction to management regarding approved capital and major maintenance projects; and

WHEREAS, The Emergency Services Radio Repeater Upgrades project requires additional funding for completion; and

WHEREAS, it is essential to leverage all available resources to implement the Pavement Management Plan of the City of Valdez; and

WHEREAS, there is no required local match from the City of Valdez.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA, that:

The City Manager of the City of Valdez is authorized by Valdez City Council to submit a grant application to the Alaska Division of Homeland Security and Emergency Management (DHS&EM) 2024 Homeland Security Grant Program (HSGP), State Homeland Security Program (SHSP) grant for two projects totaling \$367,500.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA, this 6th day of February, 2024.

City of Valdez, Alaska

Sharon Scheidt, Mayor

ATTEST:

Elise Sorum-Birk, Deputy City Clerk

Projects
 Prioritization;
 City Projects
 -excl Prov

Rank	Project	Amount
1	SBH Tour Dock & H-K	5,000,000
2	Glacier Stream Landfill Protection	3,250,000
3	HHES Roof & Exterior	10,000,000
4	Radio Repeater Upgrades	500,000
6	HVAC & Control Replacement (Civic enter, Museum, Libra	4,000,000
7	Library Window Replacement	250,000
8	Server Room AC Replacements	75,000
9	Museum Entry Plaza Concrete Replacement	250,000
10	Civic Center Weatherization	100,000
12	VCT Water Line Replacement	800,000
13	Park Shelter Repairs (Robe, Alpine, Glacier Campground)	60,000
14	Roof Replacement Lift Stations, Well Houses, VCT	80,000
15	North Harbor Hydrant Repair	75,000
16	Airport Window Replacement	100,000
17	Airport Stucco Repairs & Paint	150,000
18	North Harbor Drive Angled Parking	75,000
19	Airport Generator Replacement	50,000
20	Citywide Wayfinding	60,000
21	TAP Project (TBD by City Council)	100,000
22	CTP Project (TBD by City Council)	1,000,000
23	Pavement – Meals, Pioneer, Robe River Drive	10,000,000
Total		35,975,000

Federal Fiscal Year 2024 Homeland Security Grant Program (HSGP) State Homeland Security Program (SHSP) Grant Application Kit State Overview and Guidelines

Overview and Eligibility

The Alaska Division of Homeland Security and Emergency Management (DHS&EM) is soliciting jurisdictional applications for the Federal Fiscal Year (FFY) 2024 Homeland Security Grant Program (HSGP), State Homeland Security Program (SHSP) grant. Applications are due by 11:59 pm, Monday, February 12, 2024.

The SHSP is a reimbursable, federally funded pass-through grant program to assist local and tribal all-hazard preparedness activities (planning, equipment, training, and exercise) that address identified gaps or capability targets where a connection to terrorism exists. At least 25-35 percent of the overall SHSP funds received by the state will be dedicated toward law enforcement terrorism prevention activities, per Federal requirements.

The funding amount Alaska will receive under the SHSP in FFY 2024 is currently unknown. In FFY 2023, \$4,847,500 was available for pass-through grants, with \$1,696,625 of that amount designated to law enforcement terrorism prevention activities. At this time, DHS&EM estimates federal funding will be received no later than September 30, 2024. The state has 45 days from receipt of funding to obligate 80 percent of the award to jurisdictions through pass-through grant awards or memorandums. The FFY 2024 SHSP local jurisdiction period of performance is anticipated to be 24 months, October 01, 2024, through September 30, 2026.

The federal Department of Homeland Security (DHS) has not yet released the FFY 2024 HSGP Notice of Funding Opportunity to states. DHS&EM is releasing this State Overview and Guidelines in anticipation of being required to include local jurisdiction projects in the State's initial application. When released, the complete FFY 2024 HSGP Notice of Funding Opportunity will be posted on the DHS&EM website and available at <https://www.fema.gov/grants/preparedness/homeland-security>.

While not anticipated, the federal guidance release may contain additional program requirements or objectives not currently in the State's Overview and Guidelines and application. Any significant modifications will be communicated and if needed, will be addressed in the 2024 Obligating Award and accompanying award letter. For reference, the FFY 2023 HSGP Notice of Funding Opportunity can be found on the DHS&EM Grant's website: <https://ready.alaska.gov/Grants/SHSP>.

Eligible applicants for this program must meet the definition of local government found in 2 CFR Part 200.64 or a tribal government found in 2 CFR Part 200.54.

AND:

The jurisdiction must comply with the standards, regulations, and requirements applicable to subrecipients receiving pass-through sub awards found in 2 CFR Part 200—Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (<http://www.ecfr.gov/cgi-bin/retrieveECFR?gp=&SID=dcda7ff3275e13d43b34534d456521d7&mc=true&n=pt2.1.200&r=PART&ty=HTML>)

Financial and program management standards in 2 CFR include but ARE NOT limited to: requirements of jurisdictional financial management systems, established internal controls, procurement standards procedures for determining costs, property management standards, acceptance of audit applicability, programmatic and financial reporting requirements, and record-keeping requirements.

If in review with successful applicants, it is determined a jurisdiction may have difficulty meeting the subrecipient requirements of 2 CFR Part 200, a state managed award may be available. This will be determined through discussion with jurisdictions after award notifications are made.

AND:

Subrecipients will be required to complete a quarterly THIRA/SPR survey. If you would like additional information on this requirement, please contact the DHS&EM Planning Section at 428-7000 or by email at mvadhsempplanningsection@alaska.gov.

If you feel your jurisdiction would have difficulty meeting any of the grant requirements, please contact DHS&EM for state-managed grant options.

Funding Priorities

The SHSP is an assistance program that provides funds to build capabilities at the state and local levels to enhance resilience to absorb disruptions and rapidly recover from incidents, both man-made and natural. The program supports the National Preparedness Goal:

“A secure and resilient nation with the capabilities required across the whole community to prevent, protect against, mitigate, respond to, and recover from the threats and hazards that pose the greatest risk.”

The State of Alaska directs that the 2024 SHSP work towards closing gaps and meeting capability targets identified from a jurisdiction’s Alaska Assessment or exercise/event after action reports (AARs). By addressing these needs, the State ensures projects are measurable and aligned to Alaska’s Stakeholder Preparedness Review (SPR) and Threat and Hazard Identification and Risk Assessment (THIRA). With a focus at the national level on increasing capabilities, local jurisdictions should submit projects of this type versus projects that only sustain current capabilities.

Additionally, FEMA has identified the following national priorities for which 30 percent of funding will be allocated:

1. Enhancing the protection of soft targets/crowded places – minimum 3 percent
2. Enhancing cybersecurity – no minimum percent
3. Combating domestic violent extremism – minimum 3 percent
4. Enhancing information and intelligence sharing and analysis – minimum 3 percent.
5. Enhancing community preparedness and resilience – minimum 3 percent.
6. Enhancing election security – no minimum percent

Jurisdictions interested in applying for the AlaskEx series of full-scale exercises may apply as an additional project. The AlaskEx series of exercises delivers regionally focused, operations-based exercises that address local threats and hazards. The program consists of three dedicated weeks of in-community support conducting planning, training, and run-up exercises, culminating in the conduct of a full-scale exercise that validates regional agencies’ plans, policies, and procedures. For more information, please contact the DHS&EM Exercise team.

Project Eligibility

No more than five (5) projects will be allowed. There is a limit of three (3) equipment project applications. An additional AlaskEx exercise may be included for a total of six (6) projects. Project applications can contain planning, equipment, training, or exercise activity based on gaps, capability targets, and improvement areas identified through the Alaska Assessment process or an AAR from an exercise or a response to an event. Projects that are approved will be expected to begin within 90 days of the grant award date.

The SHSP plays an important role in the implementation of the National Preparedness System (<https://www.fema.gov/national-preparedness-system>) by supporting the building, sustainment, and delivery of core capabilities (<https://www.fema.gov/core-capabilities>) through eligible activities.

Core capabilities require the combined effort of the whole community rather than the exclusive effort of any single organization or level of government. The SHSP allowable costs support efforts to build and sustain core capabilities across the Prevention, Protection, Mitigation, Response, and Recovery mission areas (<https://www.fema.gov/mission-areas>) and encourage whole community involvement in project development.

Federal program guidance requires activities implemented under SHSP to support man-made (terrorism) preparedness and prevention by building or enhancing capabilities that relate to the prevention of, protection from, mitigation of, response to, and recovery from terrorism in order to be considered eligible. Many capabilities that support terrorism preparedness simultaneously support preparedness for other hazards. Projects must demonstrate this dual-use quality for any activities implemented under this program that are not explicitly focused on terrorism preparedness.

2023 Federal program guidance required at least 35 percent of the total SHSP award to fund law enforcement terrorism prevention activities. These include but are not limited to the following:

- Information sharing and analysis
- Target hardening
- Threat recognition

- Terrorist interdiction
- Implementation of the “If You See Something, Say Something™” campaign to raise public awareness of indicators of terrorism and violent crime and associated efforts to increase the sharing of information with public and private sector partners, including nonprofit organizations
- Develop and enhance law enforcement measures associated with preventing and/ or responding to active shooter or complex mass casualty attacks, including training, exercises, and operational overtime to address evolving threat-related circumstances
- Increased physical security and other protective measures by implementing preventive and protective measures

Allowable Costs and Activities

Below is not an all-inclusive list. For additional information, please review the FFY 2023 HSGP Notice of Funding Opportunity.

Planning: SHSP funds may be used for emergency preparedness and management planning activities, such as those identified with the update of the Alaska Assessment, continuity of operations plans, and other planning activities that support the Goal and placing an emphasis on updating and maintaining a current EOP that conforms to the guidelines outlined in CPG 101 v 2.0. Planning should include participation from all stakeholders in the community who can contribute critical perspectives and may have a role in executing the plan. Planning should be flexible enough to address incidents of varying types and magnitudes. Jurisdictions should focus on planning efforts to enhance and expand capabilities through partnerships. All jurisdictions are encouraged to work through Citizen Corps Councils, nongovernmental entities, and the general public in planning activities.

For additional information on allowable planning costs, please see the FFY 2023 HSGP Notice of Funding Opportunity or contact the DHS&EM Planning Section.

Salary related to planning activities may be funded with the Emergency Management Performance Grant. -----Please contact DHS&EM for additional information if needed.

Equipment: The allowable equipment categories and equipment standards for FFY 2022 HSGP are listed on the DHS Authorized Equipment List (AEL) at <http://fema.gov/authorized-equipment-list>. Unless otherwise stated, equipment must meet all mandatory regulatory and/or DHS’ adopted requirements and standards to be eligible for purchase using these funds. In addition, agencies will be responsible for obtaining and maintaining all necessary certifications and licenses for the requested equipment. Installation and training on the equipment should be included in the cost of the equipment.

When utilizing FEMA program funds in the category of Interoperable Communications Equipment to build, upgrade, enhance, or replace communications systems, subrecipients will be required to develop a comprehensive interoperable communications plan before procurement decisions are made.

A completed State Vulnerability Assessment (SVA) is no longer a prerequisite to request equipment necessary to protect critical infrastructure. However, if the jurisdiction has an assessment (state, federal, or other entity produced), it will be considered supporting documentation.

The use of FEMA preparedness grant funds for maintenance contracts, warranties, repair or replacement costs, upgrades, and user fees is allowable under all active and future grant awards unless otherwise noted. Federal guidance (FEMA Policy 205-402-125-1) also provides guidance on the support of equipment previously purchased with both federal grant and non-federal grant funding. While these activities may be submitted, they are not a priority for the state. General maintenance and repairs are not allowable.

Training: Allowable training-related costs under SHSP include the establishment, support, conduct, and attendance of training specifically identified under the SHSP program and/or in conjunction with emergency preparedness training by other federal agencies. Training conducted using SHSP funds should address a performance gap identified through the Alaska Assessment or an after-action report/improvement plan (AAR/IP) or contribute to building a capability that will be evaluated through an exercise. Any training or training gaps, including those for children and individuals with disabilities or access and functional needs, should be identified and addressed in the jurisdiction’s training cycle. All training conducted with SHSP funds should support the development and testing of the jurisdiction’s EOP

or specific annexes and validation of completed corrective actions from previous exercises or real-world events, where applicable. Training conducted with SHSP funds and FEMA support must link to PPD-8 and apply to Alaska Assessment goals and objectives. Training for citizens in preparedness, prevention, response skills, and volunteer activities should be coordinated through local Citizen Corps Councils. Refer to the HSGP program Notice of Funding Opportunity for allowable training costs, approved courses, reporting requirements, and coordination with DHS&EM. The requested Training should align with the objectives and capabilities identified in the Multi-Year Training and Exercise Plan.

Any training not listed on the approved FEMA list at <https://www.firstrespondertraining.gov> or approved by the State Administrative Agency (SAA) requires coordination and pre-approval by DHS&EM. Refer to HSGP program guidelines for further guidance.

For additional information on allowable training costs, please see the FFY 2023 HSGP Notice of Funding Opportunity or contact the DHS&EM Training Section.

Exercises: Exercises conducted must be managed and executed in accordance with the Homeland Security Exercise and Evaluation Program (HSEEP), must be NIMS compliant, and validate existing capabilities. Citizen participation in exercises should be coordinated with local Citizen Corps Councils.

SHSP scope of exercise scenarios should consider the jurisdiction's Alaska Assessment, exercise or event after actions, and plans. Acceptable scenarios for SHSP exercises include chemical, biological, radiological, nuclear, explosive, cyber, agricultural, natural, or technological disasters and catastrophic disasters. Exercise scenarios used in SHSP-funded exercises must focus on validating existing capabilities, must be large enough in scope and size to exercise multiple activities, warrant involvement from multiple disciplines and non-governmental organizations, and consider the needs and requirements of individuals with disabilities or access and functional needs. Exercise scenarios should align with objectives and capabilities identified in the Multi-Year Integrated Preparedness Plan.

For additional information on allowable exercise costs, please see the FFY 2023 HSGP Notice of Funding Opportunity or contact the DHS&EM Exercise Section.

Personnel Activities: Jurisdictions are eligible for overtime and backfill costs related to participation in exercise and training activities.

Contractual services will be allowed for project-based specific activities only.

Management and Administration (M&A): The state does not allow jurisdictions to use funds for M&A.

Construction and Renovation: Use of SHSP funds for construction and renovation is generally prohibited except as outlined below. Such construction and renovation shall be strictly limited and allowable only when it is a necessary component of a security system at critical infrastructure facilities.

Project construction and renovation are limited to security systems and critical infrastructure facility enhancements. These types of projects may need to be submitted to FEMA for compliance review under federal Environmental and Historic Preservation (EHP) laws and requirements prior to initiation of the project. The following types of projects are considered to constitute construction or renovation and must be submitted through DHS&EM to FEMA for compliance review under EHP laws and requirements prior to initiation of the project:

- Construction of and renovation to safeguard facilities
- Renovation of and modifications, including the installation of security and communication equipment, to buildings and structures that are 50 years old or older
- Security enhancements to improve perimeter security or any other construction or renovation efforts that change or expand the footprint of a facility
- Physical security enhancements including but not limited to:
 - Lighting
 - Fencing
 - Closed-circuit television (CCTV) systems
 - Motion detection systems

- Barriers, doors, gates, and related security enhancements

In addition, the erection of communications towers that are included in a jurisdiction's interoperable communications plan is allowed, subject to all applicable laws, regulations, and licensing provisions. Communication tower projects must be submitted through DHS&EM to FEMA EHP review. When applying for funds to construct communication towers, subrecipients must submit evidence that the FCC's Section 106 review process has been completed and submit all documentation resulting from that review to GPD using the guidelines in the EHP Supplement prior to submitting materials for EHP review.

Subrecipients requesting construction and renovation projects limited to security systems and critical infrastructure facilities will be required to complete a FEMA EHP Screening Form and Statement of Work at <http://ready.alaska.gov/Grants/EHP>.

Unallowable Costs and Activities

Below is not an all-inclusive list. For additional information, please review the FFY 2023 HSGP Notice of Funding Opportunity.

- Per FEMA policy, the purchase of weapons and weapons accessories is not allowed with HSGP funds
- Management and Administration (M&A) costs
- Salaries and personnel costs of planners, equipment managers, exercise coordinators, and/or training coordinators
- General-purpose vehicles (patrol cars, executive transportation, etc., fire apparatus, and non-CBRNE (chemical/biological/radiological/nuclear/explosive) tactical/armored assault vehicles)
- Construction and renovation (except for those items listed in the NOFO)
- Tactical law enforcement protective equipment for routine use or riot suppression. Items in this category are allowable only to supplement normal stores, in order to provide the surge capacity necessary for CBRNE terrorism response.
- Hiring of sworn public safety officers or to supplant public safety positions and responsibilities
- Supplanting any expense already budgeted
- Indirect costs
- Reimbursement for the maintenance and/or wear and tear costs of general use vehicles (e.g., construction vehicles), medical supplies, and emergency response apparatus (e.g., fire trucks, ambulances)
- Equipment purchased for permanent installation and/or use beyond the scope of exercise conduct (e.g., electronic messaging signs)
- Reimbursable training and related travel costs not pre-approved by DHS&EM
- Contracts and procurements over \$10,000.01 not pre-approved by DHS&EM
- Sole source contracts and procurements not pre-approved by DHS&EM
- Stand-alone working meals
- Expenditures not supported with appropriate documentation when submitted for reimbursement. Only properly documented expenditures will be processed for payment. Unsupported expenditures will be returned for resubmission by the jurisdiction
- Drawdown of funds prior to expenditure*

* Reimbursement advances with strict guidelines can be requested from DHS&EM

Application Submission Requirements and Application Coversheet

Five (5) project applications are allowed, and no more than three (3) can be equipment projects. An additional AlaskEx exercise may be included for a total of six (6) projects. There may only be a single project per application form. To qualify as a single project, the pieces of the project must be integral towards achieving one objective.

Some examples of one project include:

- Request for multiple portable generators to ensure the functionality of mass care facilities.
- Request for purchase of portable radios for law enforcement.
- Request for purchase of critical infrastructure upgrades (such as badge readers) and cameras for surveillance and area security.

Some examples of items that would necessitate *multiple* project applications and will be disqualified:

- Request for multiple generators. If Generators will be installed in separate locations they must be submitted as individual projects.
- Request for purchase of portable radios and personal protection equipment for law enforcement.

- Request for purchase of critical infrastructure upgrades (such as badge readers) and Haz Mat team personal protective gear submitted together.

The project application asks jurisdictions to briefly describe projects and provides drop-down menu selections to identify applicable core capability supported.

Complete application packages consist of:

1. Application Coversheet
2. Project Application Form(s)
3. Signatory Authority Form (available at <https://ready.alaska.gov/Grants>) with required three (3) signatures for jurisdiction
4. If applicable, proof of local jurisdiction Citizen Corps national database registration to support Citizen Corps/Community Emergency Response Team (CERT) projects
5. Jurisdiction's Procurement Policy, electronic copies are acceptable
6. Jurisdiction's Travel Policy, electronic copies are acceptable (if travel is being requested)
7. Print-out of jurisdiction's www.SAM.gov Entity Overview record displaying the jurisdiction's UEI Number
8. A spending plan to expend the balance of any remaining FFY 2021, and 2022 SHSP funds, if applicable
9. If applicable, any Memorandum of Understanding (MOU) or Memorandum of Agreement (MOA) related to inter-agency projects
10. Jurisdiction's last financial audit. Electronic copies are acceptable.
11. If applicable- If your jurisdiction has not submitted an Alaska Assessment in 2023, a completed Alaska Assessment may be submitted with this application.

The SHSP Project Application Form and Application Coversheet can be found at <http://ready.alaska.gov/grants>.

Applicants must familiarize themselves with the requirements and restrictions of the FFY 2023 HSGP Notice of Funding Opportunity, when available, the FFY 2024 HSGP Notice of Funding Opportunity, 2 CFR Part 200, which governs this 2024 award, and the DHS&EM Non-Disaster Grant document, available at <https://ready.alaska.gov/Grants/ManagementHandbook>. **All successful grant subrecipients are assumed to have read, understood, accepted, and will comply with this State Overview, the HSGP Program Guidance, 2 CFR Part 200 Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, and the DHS&EM Non-Disaster Grants Management Handbook and the jurisdiction's Obligating Award terms.**

Applications are due by 11:59 pm, Monday, February 12, 2024

Applications must be submitted electronically in PDF format with complete signatures or by mail or fax, to:

Division of Homeland Security and Emergency Management / Attn: Homeland Security Grants Administrator

Email: mva.grants@alaska.gov

PO Box 5750

JBER, Alaska 99505-5750

Fax : (907) 428-7009

Project Review and Selection Process

Subrecipient submissions will be reviewed by DHS&EM to determine application completeness and eligibility based on adherence to the state and federal program guidance. DHS&EM will also review a jurisdiction's previous performance history (risk assessment), if applicable.

The project applications will be reviewed for project relevance to the jurisdiction's Alaska Assessment or gaps identified through exercise/event after action reports (AAR), adherence to state and federal program guidance, feasibility, how well the proposed project is outlined, sustainability, impact, and demonstration of ready-to-go projects.

Project comprehensiveness is based on:

Eligibility for the award is dependent upon accuracy and completeness. Incomplete applications and/or individual projects will be disqualified.

- Project descriptions supporting project need and applicability to all-hazard events
- Project descriptions addressing the need/gap of the applicant.
- Project descriptions describing how it has a multi-jurisdictional or statewide benefit
- Budget justification, AEL # and/or budget categories
- Demonstration of projects "ready-to-go" and begin implementation within 90 days of grant award date

Jurisdiction performance history is based on:

- Prior project initiation per Grant Agreements
- Any prior project cancellation due to inability to complete without justification
- On-time Quarterly Reporting
- Activity towards project completion being shown on each Quarterly Report
- Ability to meet any prior Award Grant Requirements, Assurances, Agreements, or Special Conditions
- Timeliness of award extension requests
- Timeliness of de-obligation requests
- Results of on-site monitoring reviews
- Compliance with procurement and contracting requirements
- Compliance with property management system and reporting requirements
- Prior audit findings

Eligible project(s) are then forwarded to an external Interagency Grant Review Committee. This committee has representation of multiple disciplines with roles in emergency management, terrorism prevention, and all hazard response and recovery. This varied representation allows for comprehensive discussion and evaluation of projects.

Representatives knowledgeable in the field who are independent of the DHS&EM review applications so that objectivity is maintained. Members of the Interagency Review Committee are professional equals of applicants, and their evaluation results in a credible and independent assessment and informed judgment of project feasibility, capability, and need while considering local, regional, and State assets and resources. This committee recommends the final project approvals and funding allocations.

Additional Award and Program Information

If you feel your jurisdiction would have difficulty meeting any of the below requirements, please contact DHS&EM for State managed grant options.

If your jurisdiction is successful in receiving an award, the following are required:

- Subrecipients must be registered with www.SAM.gov and have a UEI number. If you have questions regarding this requirement, contact the Grants Section.
- Subrecipients must ensure and maintain the adoption and implementation of the National Incident Management System (NIMS). Subrecipients will certify NIMS compliance through the Alaska Assessment
- Subrecipients will be required to complete quarterly THIRA/SPR surveys.
- Subrecipients must complete an Environmental and Historic Preservation (EHP) review on any ground-disturbing activities, communication towers, or modification/renovation of existing buildings or structures. Additional information on EHP Reviews can be found below.
- Subrecipients must have a fiscal and programmatic jurisdictional representative attend the 2024 HSGP Grant Award Kick-off meeting in Fall 2024

- Jurisdictions shall develop a multi-year Integrated Preparedness Plan (IPP) to be submitted to DHS&EM no later than March 1st, 2025, ahead of the state Integrated Preparedness Planning Workshop
- Subrecipients must send a programmatic jurisdictional representative to the annual DHS&EM Integrated Preparedness Planning Workshop (IPPW) held in Spring 2025
- Subrecipients must follow procurement processes and documentation requirements outlined in the Non-Disaster Grants Management Handbook
- Subrecipients must complete an annual inventory review of grant-funded equipment, if applicable.

Reporting: Each subrecipient must report quarterly progress in Performance Progress Reports on the timelines, milestones, and related project activities. This information is captured as a statewide report used to assess overall program effectiveness impact and to report results to Congress.

Quarterly Performance and Financial Progress Reports are required by the 20th of the month following each calendar quarter. Narrative Reports must describe, clarify, and support the expenditures submitted in the Financial Report for reimbursement. SHSP Report forms are available on the DHS&EM website at <http://ready.alaska.gov/Grants/SHSP> and are updated as needed or required. Instructions and compliance information are included on the back of both report forms. Jurisdictions are encouraged to use the updated forms from the website each quarter to ensure the most updated information is used. Use of incorrect or outdated forms will be returned and cause payment reimbursement delays.

Each quarterly report should show activity toward the completion of grant-funded projects. Failure to do so may result in the de-obligation of funds. A Final Performance Progress Report is required within 45 days after the end of the performance period. It serves as a summary detailing all project accomplishments, achievements, impacts, challenges, unmet goals, and the reasons why, etc., throughout the entire grant award period. The Final Performance Progress Report does not replace the last Quarterly Performance Progress Report. More information on final reporting can be found on the DHS&EM website.

Environmental and Historic Preservation Compliance: All HSGP projects that may have a potential impact on the environment require a FEMA Environmental and Historic Preservation (EHP) review per the Grant Programs Directorate (GPD) Programmatic Environmental Assessment (PEA). Ground-disturbing activities, new construction, including communication towers, or modification/renovation of existing buildings or structures must undergo a FEMA EHP review. For more information on the PEA, see FEMA Information Bulletin (IB) 345 www.fema.gov/grants/preparedness/about/informational-bulletins and www.fema.gov/pdf/government/grant/bulletins/fonsi.pdf

Furthermore, for those proposed construction or renovation projects that are part of larger projects funded from a non-FEMA source (such as an Emergency Operations Center that is part of a larger proposed public safety complex), a FEMA EHP review must be completed before the larger project is initiated. For these types of projects, recipients must complete the FEMA EHP Screening Form (Office and Management and Budget (OMB) Number 1660-0115/FEMA Form 024-0-1) and submit it, with all supporting documentation, to DHS&EM for review. Recipients should submit the FEMA EHP Screening Form for each project as soon as possible upon receiving the grant award. If a jurisdiction is aware a project will require an EHP review, they may submit the Screening Form at the time of application.

The following activities would not require the submission of the FEMA EHP Screening Form: planning and development of policies or processes; management, administrative, or personnel actions; classroom-based training; tabletop exercises; and acquisition of mobile and portable equipment (not involving installation). While an EHP Screening Form may not be required, an EHP Statement of Work may be required for the items above, especially training, exercise, and mobile/portable equipment. The state reserves the authority to request a review on any approved projects that could potentially fall closely out of these areas.

For more information on FEMA's EHP requirements, grant recipients should refer to DHS&EM's webpage at [DHS&EM | Grants Section Documents \(alaska.gov\)](http://DHS&EM | Grants Section Documents (alaska.gov)). Additional information and resources can also be found in FEMA Policy 108-023-1, located at <https://www.fema.gov/grants/tools/environmental-historic/preparation-resources>.

Subrecipient Monitoring: Jurisdictions will be monitored by DHS&EM to ensure that project goals, objectives, timeliness, budgets, and other related program criteria are being met. Monitoring will be accomplished through a

combination of office-based and on-site monitoring visits. DHS&EM is responsible for providing assurance to FEMA that awards are compliant with federal and state requirements, including but not limited to the accomplishment of project goals, accounting of receipts and expenditures, cash management, maintenance of adequate financial records, and the refunding of expenditures disallowed by audits.

Pass-Through Requirements: The state shall pass through 80 percent of the total SHSP funding available to local units of government within 45 days of the receipt of its state award.

Memorandum of Understanding Requirements/State Managed Awards: The State may retain part of the pass-through funding for expenditures made by the State on behalf of the jurisdiction or for a statewide benefit. The state and jurisdiction must enter into a formal Memorandum of Understanding (MOU) specifying the amount of funds to be retained by the state and the intended use of funds. The amount will be considered as part of the 80 percent pass-through requirement.

As an example, through an MOU, a jurisdiction's specified funds for equipment could remain with the state. The state would purchase equipment through the state procurement process on behalf of the jurisdiction, pay for the equipment, and turn over the equipment to the jurisdiction upon receipt. This is often helpful if local procurement policies prevent the use of a state procurement contract or if state assistance is needed to comply with timelines or award deadlines. This would be a state-managed award.

Applications are due by 11:59 pm, Monday, February 12, 2024

Applications must be submitted electronically in PDF format with complete signatures or by mail or fax to:

Division of Homeland Security and Emergency Management
Attn: Homeland Security Grants Administrator
PO Box 5750
JBER, Alaska 99505-5750
Fax : (907) 428-7009
Email: mva.grants@alaska.gov Phone : (907) 428-7000, 1-800-478-2337

Appendix A – Core Capabilities List and Definitions

This listing is to be used for completing question 7 of the Project Application.

Access Control and Identity Verification – Apply and Support necessary physical, technological, and cyber measures to control admittance to critical locations and systems.

Community Resilience – Enable the recognition, understanding, communication of, and planning for risk and empower individuals and communities to make informed risk management decisions necessary to adapt to, withstand, and quickly recover from future incidents.

Critical Transportation – Provide transportation (including infrastructure access and accessible transportation services) for response priority objectives, including the evacuation of people and animals and the delivery of vital response personnel, equipment, and services into the affected areas.

Cybersecurity – Protect (and, if needed, restore) electronic communications systems, information, and services from damage, unauthorized use, and exploitation.

Economic Recovery – Return economic and business activities (including food and agriculture) to a healthy state and develop new business and employment opportunities that result in an economically viable community.

Environmental Response/Health and Safety – Conduct appropriate measures to ensure the protection of the health and safety of the public and workers, as well as the environment, from all hazards in support of responder operations and the affected communities.

Fatality Management Services – Provide fatality management services, including decedent remains and victim identification, working with local, state, tribal, territorial, insular area, and Federal authorities to provide mortuary processes, temporary storage, or permanent internment solutions, sharing information with mass care services for the purpose of reunifying family members and caregivers with missing persons/ remains, and providing counseling to the bereaved.

Fire Management and Suppression – Provide structural, wildland, and specialized firefighting capabilities to manage and suppress fires of all types, kinds, and complexities while protecting the lives, property, and the environment in the affected area.

Forensics and Attribution – Conduct forensic analysis and attribute terrorist acts (including the means and methods of terrorism) to their source, to include forensic analysis as well as attribution for an attack, and for the preparation for an attack in an effort to prevent initial or follow-on acts and/or swiftly develop counter-options.

Health and Social Services – Restore and improve health and social services capabilities and networks to promote the resilience, independence, health (including behavioral health), and well-being of the whole community.

Housing – Implement housing solutions that effectively support the needs of the whole community and contribute to its sustainability and resilience.

Infrastructure Systems – Stabilize critical infrastructure functions, minimize health and safety threats, and efficiently restore and revitalize systems and services to support a viable, resilient community.

Intelligence and Information Sharing – Provide timely, accurate, and actionable information resulting from the planning, direction, collection, exploitation, processing, analysis, production, dissemination, evaluation, and feedback of available information concerning threats to the United States, its people, property, or interests; the development, proliferation, or use of WMDs; or any other matter bearing on U.S. national or homeland security by local, state, tribal, territorial, Federal, and other stakeholders. Information sharing is the ability to exchange intelligence, information, data, or knowledge among government or private sector entities, as appropriate.

Interdiction and Disruption – Delay, divert, intercept, halt, apprehend, or secure threats and/or hazards.

Logistics and Supply Chain Management – Deliver essential commodities, equipment, and services in support of impacted communities and survivors, including emergency power and fuel support, as well as the coordination of

access to community staples. Synchronize logistics capabilities and enable the restoration of impacted supply chains.

Long-Term Vulnerability Reduction – Build and sustain resilient systems, communities, critical infrastructure and key resource lifelines so as to reduce their vulnerability to natural, technological, and human-caused threats and hazards by lessening the likelihood, severity, and duration of the adverse consequences.

Mass Care Services – Provide life-sustaining and human services to the affected population, including hydration, feeding, sheltering, temporary housing, evacuee support, reunification, and distribution of emergency supplies.

Mass Search and Rescue Operations – Deliver traditional and atypical search and rescue capabilities, including personnel, services, animals, and assets, to survivors in need, with the goal of saving the greatest number of endangered lives in the shortest time possible.

Natural and Cultural References – Protect natural and cultural resources and historic properties through appropriate planning, mitigation, response, and recovery actions to preserve, conserve, rehabilitate, and restore them consistent with post-disaster community priorities and best practices and in compliance with applicable environmental and historic preservation laws and executive orders.

On-scene Security, Protection, and Law Enforcement – Ensure a safe and secure environment through law enforcement and related security and protection operations for people and communities located within affected areas and for response personnel to engage in lifesaving and life-sustaining operations.

Operational Communications – Ensure the capacity for timely communications in support of security, situational awareness, and operations by any and all means available among and between affected communities in the impact area and all response forces.

Operational Coordination – Establish and maintain a unified and coordinated operational structure and process that appropriately integrates all critical stakeholders and supports the execution of core capabilities.

Physical Protective Measures – Implement and maintain risk-informed countermeasures and policies protecting people, borders, structures, materials, products, and systems associated with key operational activities and critical infrastructure sectors.

Planning – Conduct a systematic process engaging the whole community as appropriate in the development of executable strategic, operational, and/or tactical-level approaches to meet defined objectives.

Public Health, Healthcare, and Emergency Medical Services – Provide lifesaving medical treatment via Emergency Medical Services and related operations and avoid additional disease and injury by providing targeted public health, medical, and behavioral health support, and products to all affected populations.

Public Information and Warning – Deliver coordinated, prompt, reliable, and actionable information to the whole community through the use of clear, consistent, accessible, and culturally and linguistically appropriate methods to effectively relay information regarding any threat or hazard, as well as the actions being taken and the assistance being made available, as appropriate.

Risk Management for Protection Programs and Activities – Identify, assess, and prioritize risks to inform Protection activities, countermeasures, and investments.

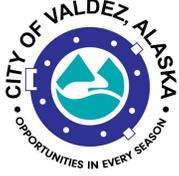
Risk and Disaster Resilience Assessment – Assess risk and disaster resilience so that decision-makers, responders, and community members can take informed action to reduce their entity's risk and increase their resilience.

Screening, Search, and Detection – Identify, discover, or locate threats and/or hazards through active and passive surveillance and search procedures. This may include the use of systematic examinations and assessments, bio surveillance, sensor technologies, or physical investigation and intelligence.

Situation Assessment – Provide all decision-makers with decision-relevant information regarding the nature and extent of the hazard, any cascading effects, and the status of the response.

Supply Chain Integrity and Security – Strengthen the security and resilience of the supply chain.

Threats and Hazards Identification – Identify the threats and hazards that occur in the geographic area; determine the frequency and magnitude; and incorporate this into analysis and planning processes so as to clearly understand the needs of a community or entity.



Legislation Text

File #: RES 24-0004, **Version:** 1

ITEM TITLE:

#24-04 - Supporting the Update of the City's Hazard Mitigation Plan and Recognizing the Formation of a Hazard Mitigation Plan Planning Committee

SUBMITTED BY: Kate Huber, Planning Director

FISCAL NOTES:

Expenditure Required: N/A
Unencumbered Balance: N/A
Funding Source: N/A

RECOMMENDATION:

Approve Resolution 24-04 Supporting the Update of the City's Hazard Mitigation Plan and Recognizing the Formation of a Hazard Mitigation Plan Planning Committee.

SUMMARY STATEMENT:

The City of Valdez adopted its current Hazard Mitigation Plan on February 19, 2019, and the Federal Emergency Management Agency (FEMA) approved the adopted plan on March 10, 2019, and requires the city to update the plan every five years to be eligible for certain grants and assistance. FEMA encourages the formation of a planning committee consisting of knowledgeable city employees and members of the public.

The planning department will lead this planning effort and act as the support staff for the committee. It is anticipated that the updated plan will be presented to the city council for adoption this spring. Public outreach will take place throughout the update process starting with a brief survey being promoted this week.

CITY OF VALDEZ, ALASKA

RESOLUTION # 24-04

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA SUPPORTING THE UPDATE OF THE CITY'S HAZARD MITIGATION PLAN AND RECOGNIZING THE FORMATION OF A PLANNING COMMITTEE

WHEREAS, the City of Valdez adopted its current Hazard Mitigation Plan on February 19, 2019; and

WHEREAS, the Federal Emergency Management Agency (FEMA) approved the adopted plan on March 10, 2019 and requires the city to update the plan every five years to be eligible for certain grants and assistance; and

WHEREAS, the City of Valdez recognizes the importance of maintaining an up-to-date Hazard Mitigation Plan to effectively address and mitigate potential hazards within the community; and

WHEREAS, it is imperative to ensure the safety and well-being of residents and property by identifying and addressing potential risks posed by natural and man-made disasters; and

WHEREAS, the City of Valdez acknowledges the need for a comprehensive and collaborative approach to hazard mitigation planning, involving the active participation of city employees with expertise in various relevant fields, and representatives from key organizations;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA, that:

Section 1. The City Council expresses its full support for the update of the City's Hazard Mitigation Plan to enhance the community's resilience to potential hazards.

Section 2. The City Council recognizes the formation of a Planning Committee tasked with overseeing the update of the Hazard Mitigation Plan.

Section 3. The Planning Committee shall initially be composed of selected city employees or departmental representatives, two Planning and Zoning Commissioners and one City Council member selected by the mayor. Selected City of Valdez employees or representatives are:

1. Bruce Wall, Senior Planner/Floodplain Manager
2. Kate Huber, Planning Director/Building Official
3. Aaron Baczuk, Emergency Manager
4. Ana Stroup, Communications Director

5. Capital Facilities Project Manager
6. John Witte, Public Works Director
7. Bart Hinkle, Police Chief
8. Benjamin Vandenberg, Police Department.

The two Planning and Zoning Commission members are:

1. Rhonda Wade
2. Maureen Radotich

Section 3. The Planning Committee shall also include representatives from agencies and other stakeholders. Invited agencies will include:

1. Alaska Department of Transportation and Public Facilities
2. U.S. Coast Guard
3. National Weather Service
4. Alaska Division of Geological and Geophysical Surveys
5. Alyeska Ship Escort Response Vessel System
6. Alaska Department of Environmental Conservation
7. Prince William Sound College
8. Silver Bay Seafoods
9. Alyeska Pipeline Company
10. Valdez Native Tribe
11. Petro Star
12. Copper Valley Electric Association

Section 4. The Planning Committee is authorized and encouraged to engage with relevant stakeholders, experts, and community members to gather input and ensure a comprehensive and inclusive hazard mitigation planning process. The Planning Department shall serve as staff support for the committee. All meetings of the committee will be open to the public and notice of the meetings will be posted on the city's website.

Section 5. The City Council directs the Planning Committee to provide updates on the progress of the Hazard Mitigation Plan update to the City Council and the public and to provide a plan to the City Council for adoption by May 21, 2024.

Section 6. The Planning Committee will continue to meet annually to evaluate the implementation of the Hazard Mitigation Plan.

Section 7. The City Council expresses its appreciation to the Planning Committee members and representatives from organizations for their dedication and commitment to the safety and resilience of the City of Valdez.

Section 8. This resolution shall take effect immediately upon passage.

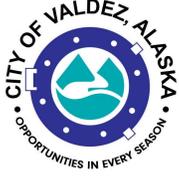
PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF VALDEZ,
ALASKA, this 6th day of February, 2024.

CITY OF VALDEZ, ALASKA

Sharon Scheidt, Mayor

ATTEST:

Elise Sorum-Birk, Deputy City Clerk



Legislation Text

File #: 24-0049, **Version:** 1

ITEM TITLE:

Contract Amendment Report: Contract Amendment with Bezek-Durst-Seiser, Inc., for the HHES Roofs, Doors & Siding Design in the Amount of \$25,000.

SUBMITTED BY: Scott Benda, Senior Project Manager

FISCAL NOTES:

Expenditure Required: \$25,000

Unencumbered Balance: \$288,150.00

Funding Source: 310-9516-58000

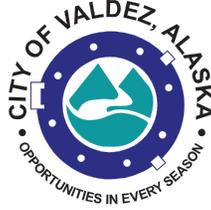
RECOMMENDATION:

Receive & File

SUMMARY STATEMENT:

The structural drawings require special inspections for the post-installed anchors. BDS Architects will contract with EMC Engineering to perform the inspection work. The number of special inspections required for the project is difficult to determine and will depend on the contractor's means and methods, construction schedule, and coordination of the work. To accommodate this effort, a not-to-exceed, time and materials initial budget number of \$25,000 will account for EMC Engineering Day Rates and BDS time managing and coordinating the special inspection efforts.

This report is filed per City Procurement Code 2.80.050



**City of Valdez
Contract Amendment #5**

THIS AMENDMENT between the CITY OF VALDEZ, ALASKA, (“City”) and BEZEK-DURST-SEISER, INC., (“Consultant”), is to the following AGREEMENT dated the 17th day of May, 2022:

Project: HHES Roofs, Doors & Siding Design
Project No: 21-310-9516
Contract No.: 1916
Cost Code: 310-9516-58000

Consultant’s project manager under this agreement is Bryce Hamels.
City’s project manager is Scott Benda.

ARTICLE 1. Justification

The above referenced AGREEMENT requires modification due to the following requirements or conditions: The structural drawings require special inspections for the post-installed anchors. The number of special inspections required for the project is difficult to determine and will depend on the contractor’s means and methods, construction schedule, and coordination of the work. To accommodate this effort, a not-to-exceed, time and materials initial budget number that will account for EMC Engineering Day Rates and BDS time managing and coordinating the special inspection efforts. \$25,000

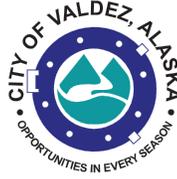
ARTICLE 2. Scope of Work - Period of Performance

Scope of work and/or Period of Performance to the above referenced AGREEMENT shall remain unchanged. The completion date remains January 31, 2025.

ARTICLE 3. Compensation

Original amount of the AGREEMENT: \$646,756
Amount Changed by previously authorized Amendments: \$48,087
AGREEMENT Amount prior to this Amendment: \$694,843
Amount of this Amendment: \$25,000
New total AGREEMENT amount including this Amendment: \$719,843

Agreement for Services
Project: HHES Roofs, Doors & Siding Design
Project No. 21-310-9516
Contract No. 1916
Cost Code: 310-9516-58000



ARTICLE 4. Extent of Agreement:

The above referenced AGREEMENT, including this and all previously authorized Amendments and appendices, represents the entire and integrated AGREEMENT between the City and the Contractor.

Nothing contained herein may be deemed to create any contractual relationship between the City and any Subconsultants or material suppliers; nor may anything contained herein be deemed to give any third party a claim or right of action against the City or the Contractor which does not otherwise exist without regard to this AMENDMENT.

All terms, conditions, and provisions of the above referenced AGREEMENT, to include all previously authorized Amendments, remain in full force and effect, except as specifically modified herein by this AMENDMENT.

IN WITNESS WHEREOF, the parties to this presence have executed this AMENDMENT in two (2) counterparts, each of which shall be deemed an original, on the date first mentioned above.

BEZEK-DURST-SEISER, INC.

Bryce Hamels

Name of Company Rep Authorized to Sign

BY: Bryce Hamels
164ACC682BAE484...

TITLE: Associate

DATE: 1/3/2024 | 8:22 AM AKST

FEDERAL ID #: 92-0083343

3330 C Street, STE 200

Mailing Address

Anchorage, AK 99503

City, State, Zip Code

Signature of Company Secretary or Attest

Date: _____

CITY OF VALDEZ, ALASKA

APPROVED:

DocuSigned by:
John Douglas
FA8DD764BEC4E2...

John Douglas, City Manager

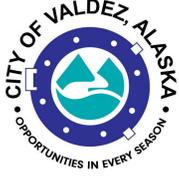
Date: 1/8/2024 | 3:17 PM AKST

RECOMMENDED:

DocuSigned by:
Nathan Duval
F259023D98294C0...

Nathan Duval, Capital Facilities Director

Date: 1/3/2024 | 8:55 AM AKST



Legislation Text

File #: 24-0050, **Version:** 1

ITEM TITLE:

Contract Amendment Report: Contract Amendment with DOWL, LLC for the Glacier Stream Erosion Mitigation Design in the Amount of \$32,238.44.

SUBMITTED BY: Scott Benda, Senior Project Manager

FISCAL NOTES:

Expenditure Required: \$32,238.44

Unencumbered Balance: \$129,241.50

Funding Source: 350-0750-55000.406

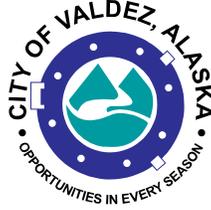
RECOMMENDATION:

Receive & File

SUMMARY STATEMENT:

Due to changes in Ravn's schedule that reduced flights to Valdez and new erosion damage that occurred during the project, additional redesign efforts and travel costs were incurred. This contract amendment will provide funding for those costs.

This report is filed per City Procurement Code 2.80.050.



**City of Valdez
Contract Amendment #2**

THIS AMENDMENT between the CITY OF VALDEZ, ALASKA, (“City”) and DOWL, LLC (“Consultant”), is to the following AGREEMENT dated the 6th day of October, 2022:

Project: Glacier Stream Erosion Mitigation Design

Project No: 21-350-0406

Contract No.: 1969

Cost Code: 350-0750-55000.406

Consultant’s project manager under this agreement is Bradley Melocik.

City’s project manager is Scott Benda.

ARTICLE 1. Justification

The above referenced AGREEMENT requires modification due to the following requirements or conditions: Due to changes in Ravn’s schedule that reduced flights to Valdez and new erosion damage that required redesign efforts, addition travel and design costs have been incurred. This contract amendment will provide funding for those costs.

ARTICLE 2. Scope of Work - Period of Performance

Scope of work and/or Period of Performance to the above referenced AGREEMENT shall be modified as specified in Appendix A and B, which is hereby incorporated by this reference.

ARTICLE 3. Compensation

Original amount of the AGREEMENT: \$94,084

Amount Changed by previously authorized Amendment: \$21,158.50

AGREEMENT Amount prior to this Amendment: \$115,242.50

Amount of this Amendment: \$32,238.44

New total AGREEMENT amount including this Amendment: \$147,480.94

Agreement for Services
Project: Glacier Stream Erosion Mitigation Design
Project No. 21-350-0406
Contract No. 1969
Cost Code: 350-0750-55000.406



ARTICLE 4. Extent of Agreement:

The above referenced AGREEMENT, including this and all previously authorized Amendments and appendices, represents the entire and integrated AGREEMENT between the City and the Contractor.

Nothing contained herein may be deemed to create any contractual relationship between the City and any Subconsultants or material suppliers; nor may anything contained herein be deemed to give any third party a claim or right of action against the City or the Contractor which does not otherwise exist without regard to this AMENDMENT.

All terms, conditions, and provisions of the above referenced AGREEMENT, to include all previously authorized Amendments, remain in full force and effect, except as specifically modified herein by this AMENDMENT.

IN WITNESS WHEREOF, the parties to this presence have executed this AMENDMENT in two (2) counterparts, each of which shall be deemed an original, on the date first mentioned above.

DOWL, LLC

Bradley M. Melocik

Name of Company Rep Authorized to Sign

SIGNATURE: DocuSigned by: Bradley Melocik
91206CB742C7476...

TITLE: Sr Water Resources Engineer

DATE: 1/4/2024 | 3:18 PM AKST

FEDERAL ID #: 92-0166301

Mailing Address
5015 Business Park Boulevard, Suite 4000

Anchorage, Ak 99503

City, State, Zip Code

Signature of Company Secretary or Attest

Date: _____

CITY OF VALDEZ, ALASKA

APPROVED:

DocuSigned by: John Douglas
FA8CDD764BEC4E2...
John Douglas, City Manager

Date: 1/8/2024 | 3:14 PM AKST

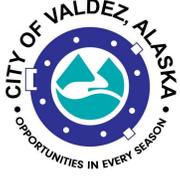
RECOMMENDED:

DocuSigned by: Nathan Duval
F259023D96294C0...
Nathan Duval, Capital Facilities Director

Date: 1/4/2024 | 4:13 PM AKST



Project: Glacier Dump Road Erosion						Prepared By:	
Client: City of Valdez						EA MacLeod	
Project or Contract #: 1136.63643.01						Reviewed By:	
12/19/2023						B Melocik	
Summary							
Phase Name	Task	Labor Subtotal		Direct Expenses Subtotal	Subconsultants	Project Totals	
		Hours	Cost				
Phase 1: Project Admin	1	Kick-off meeting with City of Valdez	16	\$ 2,660.00	\$ -	\$ -	\$ 2,660.00
	2	Bi-weekly coordination calls	24	\$ 4,380.00	\$ -	\$ -	\$ 4,380.00
	3	Schedule updates	6	\$ 1,030.00	\$ -	\$ -	\$ 1,030.00
	6		-	\$ -	\$ -	\$ -	\$ -
	<input checked="" type="checkbox"/> T&M <input type="checkbox"/> Lump Sum <input type="checkbox"/> Other		Subtotal	46	\$ 8,070.00	\$ -	\$ -
Phase 2: Site Visit	1	Travel	8	\$ 1,040.00	\$ 965.00	\$ -	\$ 2,005.00
	2	Meet CoV/FMT to set scope and expectations for design	4	\$ 520.00	\$ -	\$ -	\$ 520.00
	3	Site Assessment/Data Collection	20	\$ 2,600.00	\$ 450.00	\$ -	\$ 3,050.00
	4	Site Visit Report	10	\$ 1,550.00	\$ -	\$ -	\$ 1,550.00
	6		-	\$ -	\$ -	\$ -	\$ -
<input checked="" type="checkbox"/> T&M <input type="checkbox"/> Lump Sum <input type="checkbox"/> Other		Subtotal	42	\$ 5,710.00	\$ 1,415.00	\$ -	\$ 7,125.00
Phase 3: Survey	1	Project Management	2	\$ 460.00	\$ -	\$ -	\$ 460.00
	2	Design Survey	84	\$ 10,800.00	\$ 3,097.50	\$ -	\$ 13,897.50
	3	Drafting	70	\$ 8,600.00	\$ -	\$ -	\$ 8,600.00
	4	Reporting	20	\$ 2,500.00	\$ -	\$ -	\$ 2,500.00
	5	QC Review	6	\$ 1,200.00	\$ -	\$ -	\$ 1,200.00
	6		-	\$ -	\$ -	\$ -	\$ -
<input checked="" type="checkbox"/> T&M <input type="checkbox"/> Lump Sum <input type="checkbox"/> Other		Subtotal	182	\$ 23,560.00	\$ 3,097.50	\$ -	\$ 26,657.50
Phase 4: Initial Design and Estimates	1	Design Philosophy/Memo	16	\$ 2,400.00	\$ -	\$ -	\$ 2,400.00
	2	Design	56	\$ 7,760.00	\$ -	\$ -	\$ 7,760.00
	3	Quantities/ Engineer's Estimate	16	\$ 1,920.00	\$ -	\$ -	\$ 1,920.00
	4	Specs	12	\$ 1,520.00	\$ -	\$ -	\$ 1,520.00
	5	Quality Control	8	\$ 1,340.00	\$ -	\$ -	\$ 1,340.00
	6		-	\$ -	\$ -	\$ -	\$ -
<input checked="" type="checkbox"/> T&M <input type="checkbox"/> Lump Sum <input type="checkbox"/> Other		Subtotal	108	\$ 14,940.00	\$ -	\$ -	\$ 14,940.00
Phase 5: Permitting	1	DNR Land Use Permit	55	\$ 8,475.00	\$ 400.00	\$ -	\$ 8,875.00
	2	USACE Individual Permit	55	\$ 8,475.00	\$ -	\$ -	\$ 8,475.00
	3	ADEC Section 401 Water Quality	38	\$ 5,770.00	\$ 2,375.00	\$ -	\$ 8,145.00
	6		-	\$ -	\$ -	\$ -	\$ -
<input checked="" type="checkbox"/> T&M <input type="checkbox"/> Lump Sum <input type="checkbox"/> Other		Subtotal	148	\$ 22,720.00	\$ 2,775.00	\$ -	\$ 25,495.00
Phase 6: Final Design and Bidding Support	1	Final Design Philosophy/Memo	2	\$ 300.00	\$ -	\$ -	\$ 300.00
	2	PS&E Review with CoV/FMT	4	\$ 600.00	\$ -	\$ -	\$ 600.00
	3	100% Design	16	\$ 2,400.00	\$ -	\$ -	\$ 2,400.00
	4	100% Engineer's Estimate	6	\$ 900.00	\$ -	\$ -	\$ 900.00
	5	100% Specs	2	\$ 300.00	\$ -	\$ -	\$ 300.00
	6	Quality Control	4	\$ 860.00	\$ -	\$ -	\$ 860.00
	7		-	\$ -	\$ -	\$ -	\$ -
<input checked="" type="checkbox"/> T&M <input type="checkbox"/> Lump Sum <input type="checkbox"/> Other		Subtotal	34	\$ 5,360.00	\$ -	\$ -	\$ 5,360.00
Phase 7: Construction Admin	1	Site Observation (7 Days)	105	\$ 16,400.00	\$ -	\$ -	\$ 16,400.00
	2	Daily observation reports	37	\$ 5,875.00	\$ -	\$ -	\$ 5,875.00
	3	Project Management	4	\$ 730.00	\$ -	\$ -	\$ 730.00
	4	Project Review	4	\$ 600.00	\$ -	\$ -	\$ 600.00
	5	Project Closeout Assistance	8	\$ 1,330.00	\$ -	\$ -	\$ 1,330.00
	6	Response to Contractor Questions	16	\$ 2,660.00	\$ -	\$ -	\$ 2,660.00
	7		-	\$ -	\$ -	\$ -	\$ -
<input type="checkbox"/> T&M <input type="checkbox"/> Lump Sum <input type="checkbox"/> Other		Subtotal	174	\$ 27,595.00	\$ -	\$ -	\$ 27,595.00
Amendment	1	Phase 6 Amendment	60	\$ 9,000.00	\$ -	\$ 1,176.24	\$ 10,176.24
	2	Phase 7 Amendment	132	\$ 17,195.00	\$ 4,867.20	\$ -	\$ 22,062.20
		Subtotal	192	\$ 26,195.00	\$ 4,867.20	\$ 1,176.24	\$ 32,238.44
TOTAL			926	\$ 134,150.00	\$ 12,154.70	\$ 1,176.24	\$ 147,480.94



Legislation Text

File #: 24-0051, **Version:** 1

ITEM TITLE:

Contract Amendment Report: Amendment #1 with R&M Consultants, Inc. for Construction Administration and Special Inspection Services - Whalen Avenue and St. Patrick Subdivision.

SUBMITTED BY: Brad Sontag, Capital Facilities Project Manager

FISCAL NOTES:

Expenditure Required: \$38,554.77

Unencumbered Balance: \$18,054 & \$92,284

Funding Source: 310-1115-58000 & 350-0310-55000.2203

RECOMMENDATION:

Receive and File

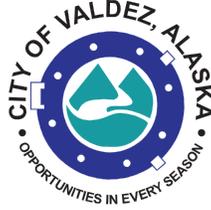
SUMMARY STATEMENT:

The contract amount with R&M Consultants, inc. will be increased by \$38,554.77 for additional construction administration services and special inspection services for the Whalen Avenue and St. Patrick Subdivision projects. These additional services were also needed on the East Hanagita Roadway and Utility Improvements and the Meals to Rich water line replacement projects. The additional services were required due to the long lead time of certain materials which extended both projects' completion dates.

This report is filed per City Procurement Code 2.80.050

Accounts and amounts

310-115-58000 - \$18,000
350-0310-55000.2203 - \$20,554.77



**City of Valdez
Contract Amendment #1**

THIS AMENDMENT between the CITY OF VALDEZ, ALASKA, (“City”) and R&M CONSULTANTS, INC., (“Consultant”), is to the following AGREEMENT dated the 28th day of April, 2022:

Project: Construction Administration and Special Inspection Services - Whalen Avenue and St. Patrick Subdivision

Project No: 20-310-1200

Contract No.: 1917

Cost Code: 310-1115-58000

Consultant’s project manager under this agreement is Paul Hetzel.

City’s project manager is Brad Sontag.

ARTICLE 1. Justification

The above referenced AGREEMENT requires modification due to the following requirements or conditions: Additional services were needed to provide CA services and inspections for the East Hanagita Roadway and Utility improvements project. Also, construction administrative and inspection services were needed for an extended amount of time due to the long lead time of materials for the Whalen Avenue and St. Patrick subdivision Project.

ARTICLE 2. Scope of Work - Period of Performance

Scope of work and/or Period of Performance to the above referenced AGREEMENT shall be modified as specified in Appendix A and B, which is hereby incorporated by this reference.

ARTICLE 3. Compensation

Original amount of the AGREEMENT: \$262,567.20

Amount Changed by previously authorized Amendment: \$0.00

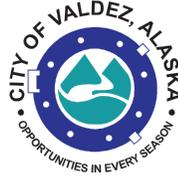
AGREEMENT Amount prior to this Amendment: \$262,567.20

Amount of this Amendment: \$38,554.77

New total AGREEMENT amount including this Amendment: \$301,121.97

Agreement for Services

Project: CA and Special Inspection Services
Whalen Avenue and St. Patrick Subdivision
Project No. 20-310-1200
Contract No. 1917
Cost Code: 310-1115-58000



ARTICLE 4. Extent of Agreement:

The above referenced AGREEMENT, including this and all previously authorized Amendments and appendices, represents the entire and integrated AGREEMENT between the City and the Contractor.

Nothing contained herein may be deemed to create any contractual relationship between the City and any Subconsultants or material suppliers; nor may anything contained herein be deemed to give any third party a claim or right of action against the City or the Contractor which does not otherwise exist without regard to this AMENDMENT.

All terms, conditions, and provisions of the above referenced AGREEMENT, to include all previously authorized Amendments, remain in full force and effect, except as specifically modified herein by this AMENDMENT.

IN WITNESS WHEREOF, the parties to this presence have executed this AMENDMENT in two (2) counterparts, each of which shall be deemed an original, on the date first mentioned above.

R&M CONSULTANTS, INC.

Lendle C. Story

Name of Company Represented Authorized to Sign

BY: 
5C9DC523DA7E409...

TITLE: CEO

DATE: 12/7/2023 | 3:32 PM PST

FEDERAL ID #: 92-0064353

9101 Vanguard Drive

Mailing Address

Anchorage, AK, 99507

City, State, Zip Code

Signature of Company Secretary or Attest

Date: _____

CITY OF VALDEZ, ALASKA

APPROVED:

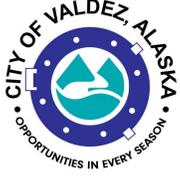
DocuSigned by: 
FA8DDD764BEC4E2...
John Douglas, City Manager

Date: 12/11/2023 | 11:39 AM AKST

RECOMMENDED:

DocuSigned by: 
F259023D98294C0...
Nathan Duval, Capital Facilities Director

Date: 12/7/2023 | 2:36 PM AKST



Legislation Text

File #: 24-0052, **Version:** 1

ITEM TITLE:

Monthly Treasury Report: December, 2023

SUBMITTED BY: Casey Dschaak, Budget and Financial Analyst

FISCAL NOTES:

Expenditure Required: n/a

Unencumbered Balance: n/a

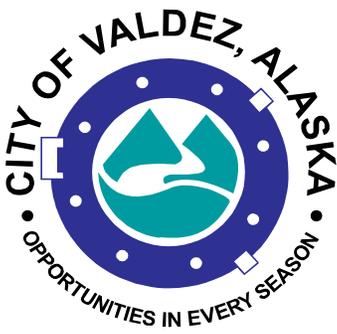
Funding Source: n/a

RECOMMENDATION:

Receive and file

SUMMARY STATEMENT:

Monthly treasury report per Municipal Code

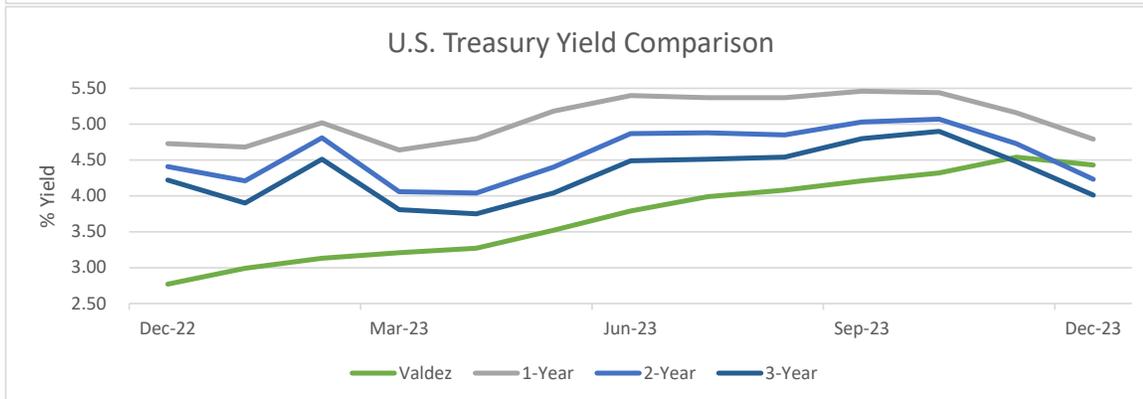
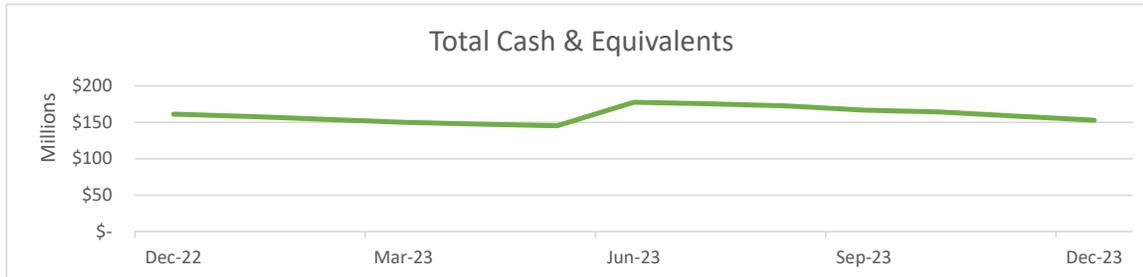


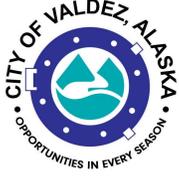
Monthly Treasury Report

Period Ending: December 31, 2023

Prepared By: Casey Dschaak, Financial Analyst

		Begin Balance	Debits	Credits	End Balance	Yield	Notes
Central Treasury		158,493,889	42,074,836	(47,154,525)	153,414,201	4.43%	
Central Treasury	Principal	86,210,527	9,125,710	-	95,336,237	3.90%	
Money Market	Wells Fargo	72,458,491	327,059	(14,406,421)	58,379,129	5.28%	
Checking	Wells Fargo	(168,685)	30,235,434	(30,261,836)	(195,087)	0.00%	
Payroll	Wells Fargo	(6,444)	2,386,634	(2,486,268)	(106,079)	0.00%	
Sweep	Wells Fargo	1,496,286	13,546,686	(14,253,608)	789,364	5.21%	
Restricted		4,745	4	-	4,749	0.00%	
Debt Service	Principal	-	-	-	-	0.00%	
Police	Wells Fargo	4,745	4	-	4,749	0.00%	
Total		158,498,634	42,074,841	(47,154,525)	153,418,949	4.43%	





Legislation Text

File #: 24-0053, **Version:** 1

ITEM TITLE:

Prince William Sound 2023 Needs Assessment Report

SUBMITTED BY: Kate Huber, Planning Director

FISCAL NOTES:

Expenditure Required: n/a

Unencumbered Balance: n/a

Funding Source: n/a

RECOMMENDATION:

Receive and file.

SUMMARY STATEMENT:

This report was initiated by the Prince William Sound Economic Development District (PWSEDD). The Planning Director has been serving on a housing working group for the PWSEDD which works with communities in Prince William Sound to discuss housing challenges and share information regarding proposed solutions.

The PWSEDD, with input from the working group, received a grant for technical assistance on housing issues from the Minnesota Housing Partnership. As part of the work under that grant, McKinley Research Group (formerly the McDowell Group) was hired to conduct a housing needs assessment for the participating communities in Prince William Sound.

Valdez is included in the assessment, however a new survey for the community was not conducted, as the same group completed a Housing Market Assessment and Gap Analysis for our community in 2020 (attached). To update the Valdez section, the McKinley Research Group completed interviews with stakeholders in Valdez to learn how the housing market has changed in recent years. The updated version of the Valdez assessment is available within the attached 2023 report.

The working group will continue our work with the Minnesota Housing Partnership, shifting focus to documenting potential solutions and funding sources to address the issues identified in the Housing Needs Assessment Report. The PWSEDD plans to visit the involved communities to conduct presentations later this year.

Please reach out to the Planning Director with any questions about the working group or attached report.



Formerly McDowell Group

PRINCE WILLIAM SOUND HOUSING NEEDS ASSESSMENT

December 2023

PREPARED FOR:
Prince William Sound
Economic Development District



TABLE OF CONTENTS

Executive Summary	1
Introduction	4
Methodology	6
Chugach Census Area	9
Demographics and Existing Conditions	9
Chenega	17
Demographics and Existing Conditions	17
Housing Survey Results.....	21
Housing Need Analysis.....	21
Cordova	23
Demographics and Existing Conditions	23
Housing Survey Results.....	27
Housing Need Analysis.....	37
Tatitlek	41
Demographics and Existing Conditions	41
Housing Survey Results.....	44
Housing Need Analysis.....	44
Valdez	45
Demographics and Existing Conditions	45
Housing Survey Results.....	50
Housing Need Analysis.....	61
Whittier	65
Demographics and Existing Conditions	65
Housing Survey and Town Hall Results	68
Housing Need Analysis.....	70
Appendix A: Contact List	72
Appendix B: Survey Suggestions	73
Appendix C: Survey Instruments	75

Executive Summary

As in many Alaska regions, Prince William Sound communities are struggling to meet the housing needs of their residents. Challenges include the high cost of construction, low availability of construction workers, limited buildable land, and aging housing stock. Though some communities are managing to add housing to their inventory, significant gaps remain. The Prince William Sound Economic Development District contracted with McKinley Research Group to conduct a housing needs assessment for six communities in the region: Chenega, Cordova, Eyak, Tatitlek, Valdez, and Whittier. Sources included community surveys, town hall meetings, and key informant interviews in addition to data from U.S. Census, Alaska Department of Labor and Workforce Development, and Alaska Housing Finance Corporation. Following are key findings of the study. Communities are presented alphabetically.

CHENEGA

Chenega needs at least four new large, single-family houses and to build one or two new duplexes or triplexes each year to meet the needs of the community.

- Chenega's size and remoteness makes housing development particularly challenging. It also contributes to difficulty in completing other, necessary infrastructure projects, such as renovating the school.
- Chenega needs a combination of housing types to replace aging housing stock and ensure residents are not experiencing overcrowding.
- Chenega needs new large, single-family houses to accommodate two purposes: the need for temporary, non-resident workforce for specific projects, and the long-term need for multi-generational housing for residents.

CORDOVA/EYAK

Cordova needs at least 20 additional 1-2-bedroom rental units and 20 additional 2-4-bedroom ownership units. Eyak has a particularly high need for senior housing.

- Cordova struggles with high costs of construction, lack of available labor, a perceived lack of buildable land, and a significant number of deteriorated properties that do not contribute to the usable housing stock.
- Cordova's housing needs are in both rental and owner units, small scale multi-family style and single-family homes, and units dedicated to seniors.
- New construction in Cordova has been so low for decades that the number of houses going off market due to structural deterioration exceeds the number being added to inventory.

- Members of the Native Village of Eyak living in Cordova have even more acute housing needs than the broader Cordova population. In particular, NVE members require more attainable housing ownership opportunities.
- As the City of Cordova, NVE, and other tribal entities consider housing options, an important factor will need to be the number of new condos or houses required for NVE members, particularly those over 65 and wishing to age in place.

TATITLEK

Tatitlek needs a new multi-family development with four to six small-scale housing units, particularly for seniors or others with limited mobility.

- While similar to Chenega in size and remoteness, Tatitlek has benefited recently from the addition of three subsidized single-family housing units through North Pacific Rim Housing Authority.
- The housing in Tatitlek is older and gradually needs to be replaced or upgraded to be adequate for its population, especially its older residents who need safe homes to age-in-place.

VALDEZ

Valdez needs 40-50 additional units of long-term rental housing, and at least 20 new single-family homes, for its population.

- Valdez has been experiencing a tight housing market for many years, and it has been exacerbated by an increase in short-term rentals and non-resident workers looking for housing.
- While the Naswik Project's addition of 37 housing units and the Valdez Senior Apartments addition of 28 senior units in 2024 will help to ease the pressure somewhat, the high number of residents living in mobile homes or deteriorating properties and wanting to move may mean this does not add to the total number of occupied units.
- More multi-family and rental development is needed in Valdez to accommodate the robust economy and workforce needs of the community.

WHITTIER

Whittier requires a new multi-family residential building with at least 200 units, in a combination of ownership and rental models, to accommodate the current population.

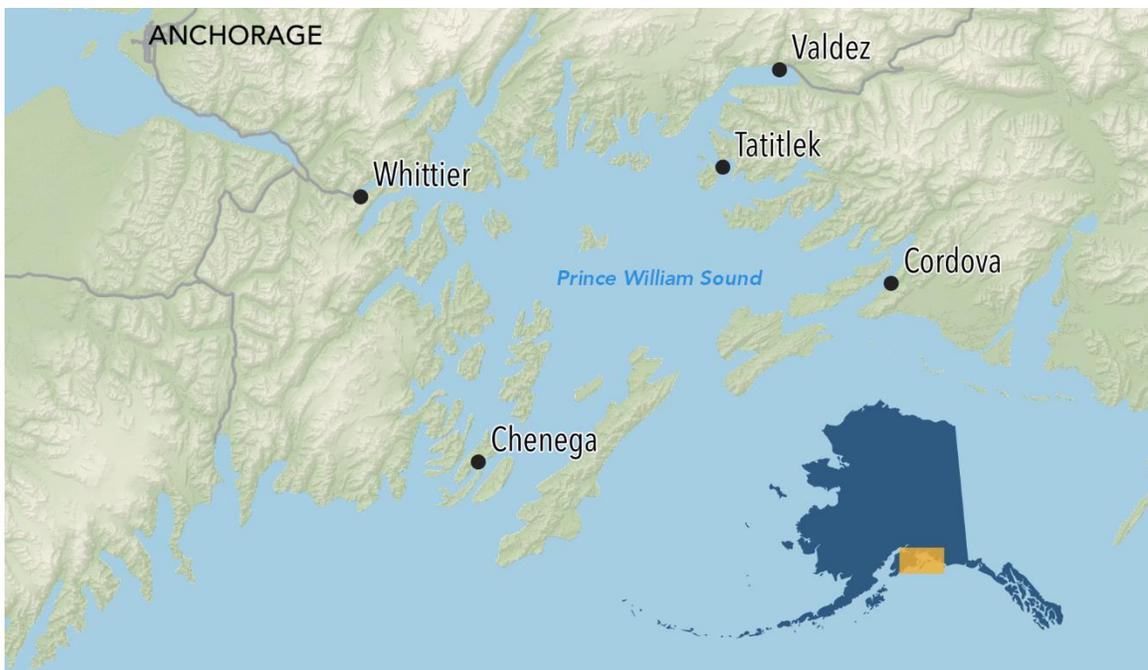
- Whittier's unique housing challenges are defined by its lack of buildable land, condensed further by the Alaska Railroad's master lease of most land in the city.
- While residents of Whittier for the most part enjoy the experience of living in the same two buildings, they are frustrated with the state of repair of the Begich Towers.

- The new building likely would also require a new management structure to avoid a perceived concentration of power with multi-unit owners, and it is possible the City of Whittier should manage any new residential building.

Introduction

Most communities in Alaska suffer from housing availability and affordability issues. None have found easy solutions as they seek better alignment between housing supply and housing demand. Common themes include a limited supply of housing for senior citizens, a shortage of affordable entry-level homes that are necessary to attract and retain young families, and a shortage of seasonal housing for a growing non-resident workforce, among other issues. Much of the economic growth that has occurred in Alaska in recent years has been in service and retail sectors with wages and seasonality that are inconsistent with prevailing housing market conditions.

Prince William Sound has its own set of unique characteristics that overlay these challenges as it seeks ways to support a housing market that best meets the needs of its residents and businesses. Recognizing that housing issues have far-reaching implications on quality of life and economic opportunity, the Prince William Sound Economic Development District (PWSEDD) contracted with McKinley Research Group to conduct a housing needs assessment. This study provides a common understanding of Prince William Sound’s housing gaps and their impact on the economies of the six communities studied. The information will help the communities prioritize housing projects and inform ongoing planning efforts and policy development.



The Prince William Sound communities studied in this report.

A housing needs assessment uses primary and secondary data from communities to determine answer three critical questions:

- What is the current housing inventory and quality in the community?
- What is the perception of housing, and what housing needs do residents have?
- What types of housing are needed to fill the gap in the community?

The six communities studied in-depth for this report include Chenega, Cordova (including the Native Village of Eyak), Tatitlek, Valdez, and Whittier. The research team used publicly available data about current housing inventory to create existing conditions reports for each community, survey data to inform the current housing needs of residents, and a combination of key informant interviews and survey data to compile housing needs assessments for each community. The housing needs are determined based on a ten-year time horizon, though in many cases the need for housing is more urgent.

Methodology

Data Sources

A limited amount of published data is available regarding housing market conditions in Prince William Sound. Sources of data presented in this report include the following:

- U.S. Census Bureau's American Community Survey (ACS) Five-Year Estimates
- Prince William Sound Economic Development District Household Population Survey
- Alaska Department of Labor & Workforce Development (ADOLWD) New Housing Unit Survey
- Alaska Housing Finance Corporation Rent Reasonableness Standards
- U.S. Department of Housing and Urban Development (HUD) Indian Housing Block Grant Formula Data

A Note on the Reliability of American Community Survey Data

On most topics, ACS is the source of best available data on Prince William Sound's housing market. Data from this source is survey-based with low sample sizes and is subject to large margins of error. The ACS data presented in this report should be interpreted with an understanding that some data points could be significantly misleading. The margins of error associated with various ACS estimates are generally included for units such as number of housing units.

Despite the limitations associated with large margins of error, ACS housing data provides useful information and is worth taking into consideration. Typically, ACS data are presented for Valdez as well as Cordova, Seward, and Homer to allow comparison with nearby coastal communities. The most recent ACS housing data available for Prince William Sound communities is the 2017-2021 five-year estimate, which is based on a sample of 40 housing units. Five-year estimates can be understood as estimates of the average conditions over the five-year period.

A Note about Employment and Wage Data

Employment data were sourced from the Alaska Department of Labor and Workforce Development for the Chugach Census Area and the U.S. Census Bureau for the smaller communities that make up the Prince William Sound region. The differences between sources are outlined below.

- ADOLWD counts workers by place of work and therefore captures seasonality, but counts are only available at the larger census area level.

- USCB counts workers by place of residency. This is a different measure than ADOLWD, but USCB provides data at the more granular community level.
- ADOLWD employment and wage data provides complete information for all of 2022.
- USCB's latest employment data are 2021 five-year averages (the average employment by industry from 2017 through 2021).

Household Survey

McKinley Research Group fielded a telephone survey of randomly selected Valdez households in January 2020 for a housing needs assessment for the City of Valdez. The survey included a variety of questions related to housing in Valdez, including satisfaction with current housing; perceptions on the availability, quality, and affordability of housing; senior housing needs; and priorities for city housing efforts, among other questions. See Appendix A for survey instrument with full list of questions asked. A total of 210 Valdez households were surveyed. Results from the 2020 survey are used for this report.

MRG conducted a similar survey of Cordova residents in September 2023. This mailed survey offered respondents the opportunity to submit the survey by mail or scan a QR code or link and take the survey online. A total of 238 Cordova residents responded to the survey.

This survey was distributed to Chenega households by staff members of the Chenega Corporation in October 2023. The survey was distributed to Tatitlek residents by Chugach Corporation staff during the Alaska Federation of Natives conference in Anchorage in October 2023. The survey was distributed to Whittier residents during two Town Halls in October 2023. A total of 14 Chenega residents, 10 Tatitlek residents, and 10 Whittier residents responded to the survey.

All respondents were entered to win one of six cases of jarred smoked salmon, with one winner chosen per community surveyed.

For the two communities with sufficient sample sizes (Valdez and Cordova), survey data was analyzed as a whole, as well as for various subgroups, including length of residency, rent/own, presence of children and seniors in the household, income level, and other subgroups. Statistically significant differences between subgroups are noted in the text.

Because of the small sample sizes of the other three communities (Chenega, Tatitlek, Whittier), survey results are reported in terms of numbers of responses rather than percentages.

Key Informant Interviews

Interviews were conducted in fall 2023 to gather insights regarding housing conditions, barriers to housing development, housing priorities, and other topics. Interviews were conducted with a

broad range of Prince William Sound community leaders and housing stakeholders. A total of 18 people were interviewed for this study. See Appendix A for a list of those interviewed.

Chugach Census Area

The Chugach Census Area is a census-designated area in southcentral Alaska comprised of 9,530 square miles and 6,874 people as of 2022. Most of this area was previously part of the Valdez-Cordova Census Area, although some of that census area became part of the Copper River Census Area to the north. This change occurred as of the 2020 census, making comparison of data from 2010 to 2020 challenging. The data presented below uses totals only from the Chugach Census Area where possible, excluding any previous Copper River Census communities. Where this was not possible, it is noted.

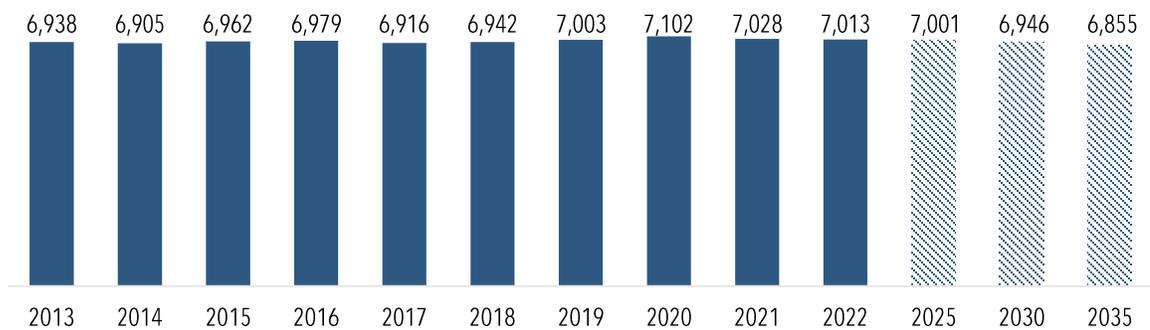
Demographics and Existing Conditions

Population

As of 2022, approximately 7,000 residents lived in the Chugach Census Area. The largest share of residents lived in Valdez and Cordova: 56% and 37%, respectively.

Between 2013 and 2022 the population of the Census Area remained virtually flat, increasing by 1% over the last decade. Between 2022 and 2035, the population is projected to decrease by 2%, a forecasted loss of 160 residents. For comparison, the state of Alaska's population is projected to increase 3% by 2035.

Figure 1. Chugach Census Area Population, 2013-2022, 2025-2050 Projected



Source: Alaska Department of Labor and Workforce Development

*2020 population is a Census count and may differ from 2020 population numbers elsewhere in the report.

Since 2013 there has been a general trend of net out-migration in the Chugach Census Area, meaning more people have left than moved to the region. Natural increase has dropped over time meaning fewer births compared to deaths.

Table 1. Components of Population Change, Chugach Census Area, 2013-2022

Year	Natural Increase/Decrease		Net Migration	Total Population Change	Population at End of Period
	Births	Deaths			
2012-13	98	-23	75	-106	6,938
2013-14	79	-38	41	-74	6,905
2014-15	96	-47	49	8	6,962
2015-16	92	-38	54	-37	6,979
2016-17	81	-34	47	-110	6,916
2017-18	83	-30	53	-27	6,942
2018-19	74	-39	35	26	7,003
2019-20	63	-33	41	43	7,087*
2020-21	80	-30	50	-109	7,028
2021-22	70	-48	22	-37	7,013

Source: Alaska Department of Labor and Workforce Development

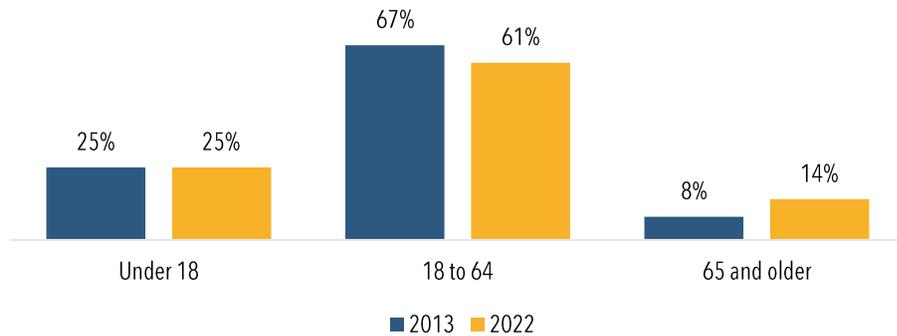
*2020 Components of Change population numbers are DOL July estimates and may differ from 2020 population numbers elsewhere in the report.

Age

In 2022, the median age in the Chugach census area was 38.0, higher than the Alaska median of 36.5.

The proportion of residents by age cohort is similar to Alaska proportions. Of the approximately 7,000 Chugach Census Area residents, 61% are between 18 and 64, 25% are under 18, and 14% are over 65. The Census Area has an aging population. Between 2013 and 2022, the population over 65 years old increased by 450 residents.

Figure 2. Age Distribution, Chugach Census Area, 2013 and 2022

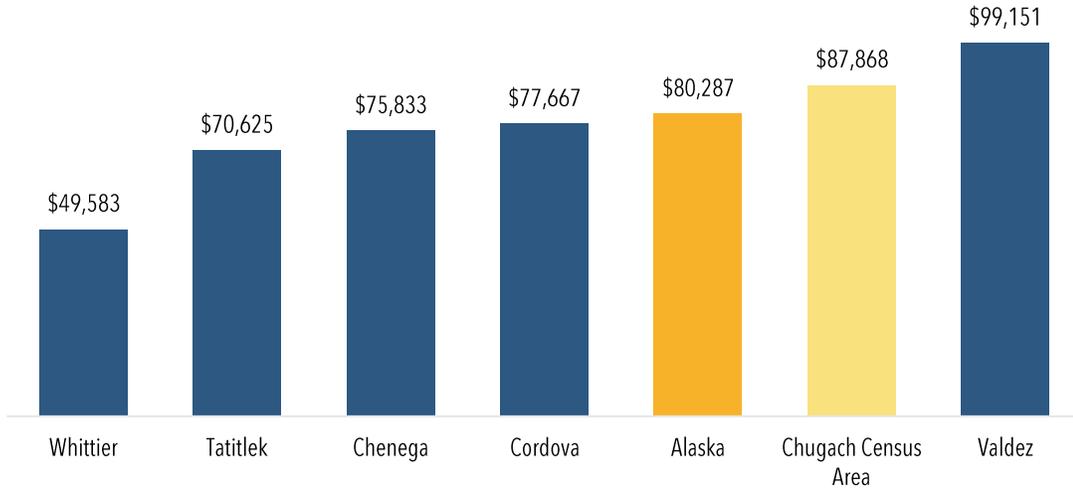


Source: Alaska Department of Labor and Workforce Development

Income

In 2021, annual median household income in the Chugach Census Area was \$87,868, approximately \$7,600 (9%) higher than Alaska median household income, largely due to Valdez. Valdez' median income was \$99,151 in 2021, while all the other study communities have lower median incomes than the statewide median.

Figure 3. Median Household Incomes, Chugach Census Area and Alaska, 2021



Source: U.S. Census Bureau 2021 ACS 5-Year Estimates

Employment and Wages

In 2022, over 3,600 people were employed in various industries in the Chugach Census Area. The highest concentration of employment on average was in local government (19%, or 685 workers) and contributed 24% of wages (\$58 million). Employment associated with manufacturing made up 17% of total employment (619 workers) and 14% of wages (\$34 million), largely due to the size of the seafood processing industry in the region. Transportation and warehousing, which include pipeline activities and water and air transport, made up 14% of total employment (500 workers) and 27% of wages (\$66 million). The table below shows the remaining top industries/employment and their associated wages.

Table 2. Employment and Wages by Industry, Chugach Census Area, 2022

Industry	Employment	% of Total Employment	Wages (\$Millions)	% of Total Wages
Government	917	25%	\$58	24%
Local Government	685	19%	\$43	17%
Manufacturing	619	17%	\$34	14%
Transportation & Warehousing	500	14%	\$66	27%
Leisure & Hospitality	360	10%	\$12	5%
Retail Trade	292	8%	\$10	4%
Education & Health	252	7%	\$13	5%
All Other	727	20%	\$54	22%
Total	3,667	100%	\$248	100%

Source: Alaska Department of Labor and Workforce Development

Cost of Living

The cost of living in the Chugach Census Area is significantly higher than the rest of the United States, and higher than in urban Alaska. Transportation contributes to these higher costs, as most of these communities are inaccessible by road and materials have to be shipped, first to Anchorage, and then by air or boat into town. Even the communities with road access, Valdez and Whittier, experience high costs of goods and sometimes limited availability.

The U.S. Department of Defense, which has a large presence in Prince William Sound, annually ranks communities for their cost of living compared to the continental United States. In 2022, Cordova was calculated to be 46% more expensive than the US average, and Valdez was 44%. This takes into account all costs, from housing to food to childcare, and is naturally higher in communities that are more remote (such as Chenega and Tatitlek). ¹

Housing Supply

As of 2021, there were an estimated 3,626 housing units within the Chugach Census Area. Over 90% of units within the Census Area are located within the five study communities: Chenega, Cordova, Tatitlek, Valdez, and Whittier. Over half of housing units within the Chugach Census Area are located in Valdez (53%), and approximately one-quarter are located in Cordova (28%).

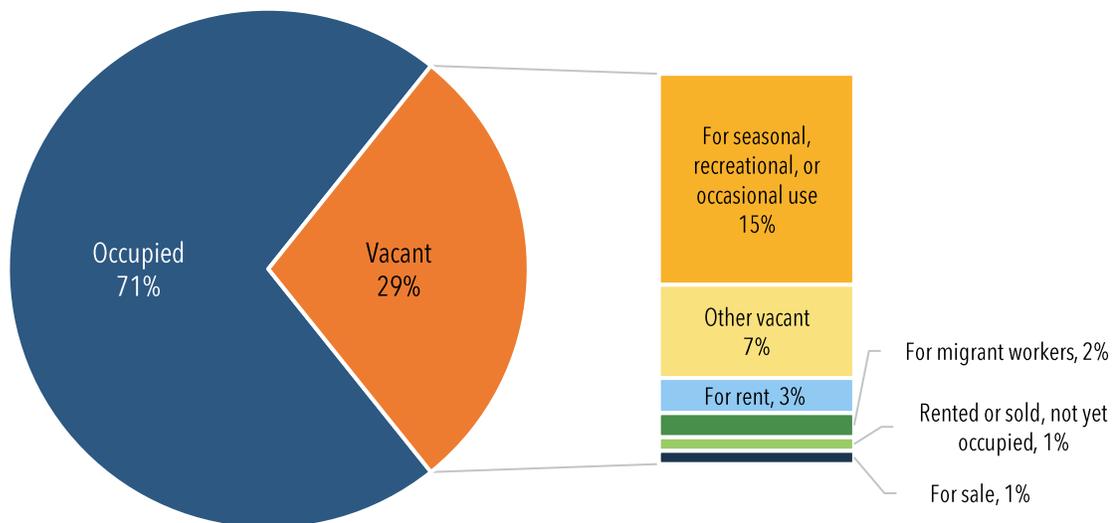
Of the 3,626 housing units within the Chugach Census Area, 2,592 are estimated to be currently occupied; the remaining 1,034 are identified as vacant. Vacancy rates are based on surveys

¹ Alaska Economic Trends, July 2022, Alaska Department of Labor and Workforce Development

conducted by the U.S. Census throughout the year. As of 2021, an estimated 29% of housing units in the Chugach Census Area were vacant, higher than the Alaska estimate of 20% of units.

The majority of units held vacant in the Chugach Census Area were vacant for seasonal, recreational, or occasional use (54% of vacant units, 15% of all housing units). This includes housing developments that are used exclusively as seasonal workforce housing for seafood canneries. These developments are more similar to barracks than housing and are not available to the rest of the community as housing the rest of the year. Therefore, the housing vacancy rate is inflated, particularly in Cordova where cannery housing is more prevalent. Of the five study communities, Chenega and Tatitlek had the highest proportion of units held vacant for seasonal, recreational, or occasional use (70% and 66% of vacant units, respectively). In Alaska statewide, 50% of vacant units are held vacant for seasonal, recreational, or occasional use.

Figure 4. Occupancy Status, Chugach Census Area, 2021

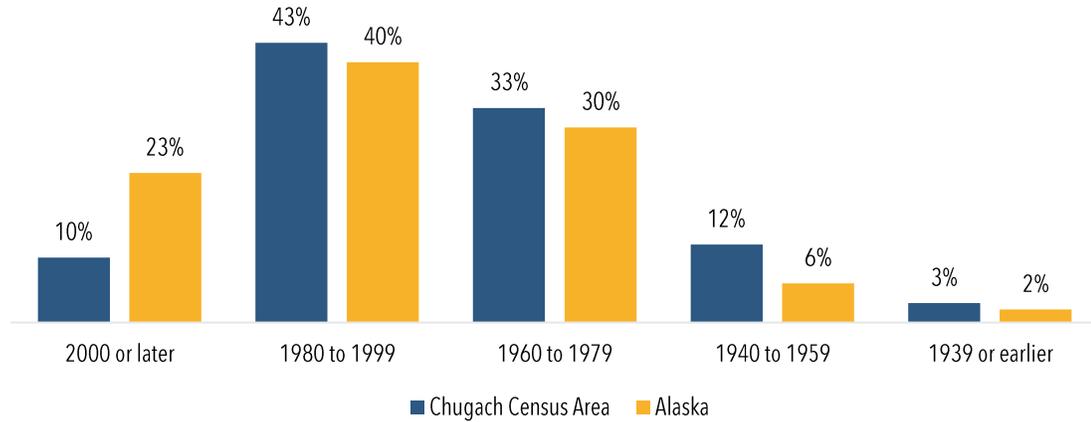


Source: U.S. Census Bureau 2021 ACS 5-Year Estimates

Residents of the Chugach Census Area live in older housing units than the average Alaskan. An estimated 15% of all occupied housing units in the Chugach Census Area were built before 1960, nearly twice the statewide proportion of 8%. Further, 10% of units in the Census Area were built after 2000, compared to 22% of all occupied units in Alaska.

In both the Chugach Census Area and Alaska statewide, the majority of housing units were built between 1960 and 1999 (76% and 70%, respectively).

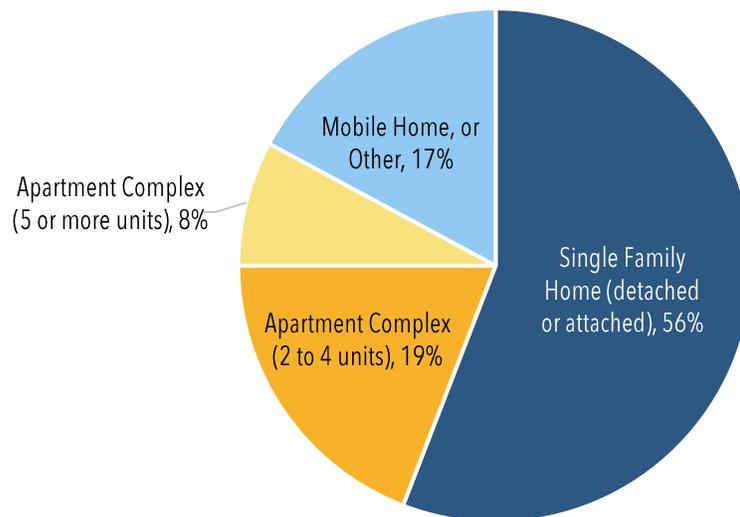
Figure 5. Age of Occupied Housing Stock, Chugach Census Area and Alaska, 2021



Source: U.S. Census Bureau 2021 ACS 5-Year Estimates

Of the approximately 2,592 occupied units in the Chugach Census Area, 56% (1,448 units) are single-family homes. Nearly 20% of occupied units are located in apartment complexes containing 2 to 4 units, 8% are located in apartment complexes with 5 or more units (nearly all in Whittier), and 17% are mobile homes (nearly all in Valdez) or other housing units (predominantly boats).

Figure 6. Occupied Housing by Type, Chugach Census Area, 2021



Source: U.S. Census Bureau 2021 ACS 5-Year Estimates

Housing Cost and Availability

In the past five years, a total of 47 units were sold in the region, including 34 in Cordova, 12 in Valdez, and 1 in Whittier. An average of 10 single-family homes in Valdez were sold annually between 2015 and 2022. Because data from the Alaska Multiple Listing Service (MLS) only includes homes put on the market, actual regional sales volumes are likely higher. Many homes in the Prince William Sound region, especially in Valdez and Cordova, are sold via word-of-mouth directly by owners. For this reason, the home may never be officially listed and therefore does not show up in compiled data of home sales. Anecdotally, residents report that 15 or more houses per year are sold in Valdez and Cordova without ever appearing on a listing service. Residents also report that these sales happen in a matter of days from when the owner decides to sell the property, as the market is tight, and buyers are ready to make an offer immediately.

Housing data from the MLS is collected by sub-region. The MLS defines three sub-regions within Prince William Sound: Whittier and Vicinity (including Whittier and Chenega), Valdez and Vicinity (including Valdez and Tatitlek), and Cordova and Vicinity.

Between 2020 and 2023, the average sale price of single-family homes has been relatively stable at \$345,000 to \$360,000. The average annual sale price varies widely in the region due to the low volume of homes put on the market. This number also does not reflect homes that are sold without being listed, and, according to residents interviewed, is most likely much lower than the actual average home sale price.

Housing Attainability

Housing options that middle-income individuals and families can afford is referred to as “attainable housing,” while “affordable housing” is targeted to low-income individuals and families.

For this analysis, attainable housing is defined as housing within financial reach of households earning between 80% and 120% of the Areawide Median Income (AMI) and does not cause a household to become cost-burdened. Cost-burdened households are defined by the U.S. Department of Housing and Urban Development as households spending 30% or more of gross income on housing-related expenses, including mortgage or rental payments, taxes, and utilities, among others. This includes home heating and fuel costs, which are higher in remote areas such as the communities explored in this report. Therefore, while rent and mortgage numbers are presented here, those figures must also include what a family is spending on all utilities, which can be a significant percentage of overall household costs.

Using these definitions, the maximum monthly housing cost the median household in the Chugach Census Area can afford is \$2,100. The full range of attainable monthly housing costs for households earning between 80% and 120% of AMI is \$1,700 to \$2,500. This equates to a home price range of \$225,000 to \$337,500.

By comparison, the average home sale price range in the Chugach Census Area between 2020 and 2022 was \$345,000 to \$360,000 (again, this may be low as it does not include homes that were sold without being listed). The approximate mortgage payment for homes sold at this price is \$2,500 to \$2,630, within the financial reach of households making over 123% of AMI annually.

Table 3. Attainable Housing Thresholds, Chugach Census Area, 2023

	Annual Income	Monthly Housing Costs	Max Cost of Attainable Home
80% AMI	\$78,880	\$1,600	\$225,000
100% AMI	\$98,600	\$2,100	\$281,200
120% AMI	\$118,320	\$2,500	\$337,500

Sources: U.S. Department of Housing and Urban Development, U.S. Census Bureau American Community Survey 2021 5-year Estimates, Consumer Financial Protection Bureau, McKinley Research Group calculations.

Note: AMI calculations have been adjusted for inflation. The maximum housing cost calculation uses a cost-burdened threshold of 25%. This is adjusted down from HUD's 30% definition to account for additional housing-related expenses outside of mortgage or rent payments, including utilities and taxes. The maximum cost of an attainable home was calculated assuming a 30-year mortgage, a down payment of 5%, and an annual interest rate of 8.5% (current rate as of 11/1/2023). Applies to all Attainable Housing tables in this report.

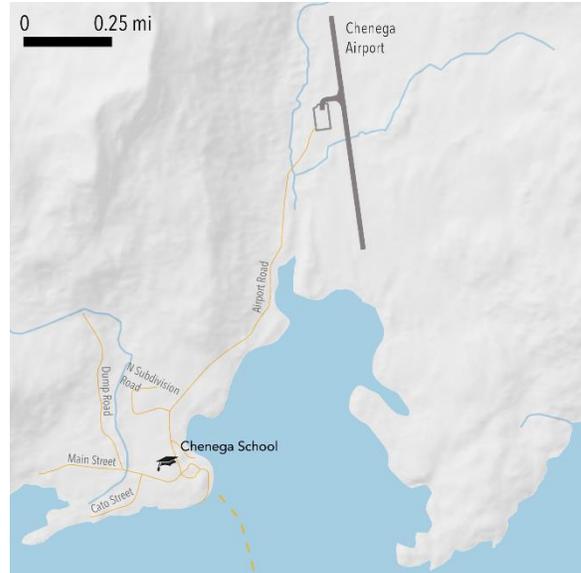
Chenega

Located on Evans Island in the southwestern corner of Prince William Sound, Chenega is a tribal community of approximately 50 people. Chenega is accessible only by boat or private airplane.

Demographics and Existing Conditions

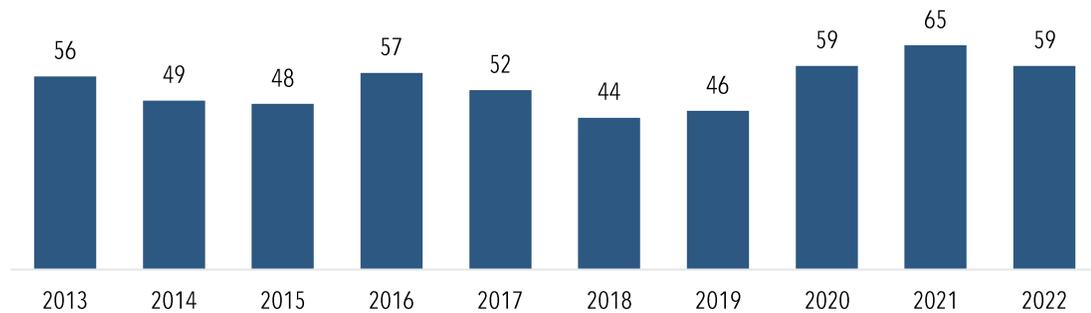
Population

Alaska Department of Labor and Workforce Development estimates indicate the population in Chenega varied between 44 and 65 residents over the last decade.



Village of Chenega.

Figure 7. Chenega Population, 2013-2022



Source: Alaska Department of Labor and Workforce Development

*2020 population is a Census count and may differ from 2020 population numbers elsewhere in the report.

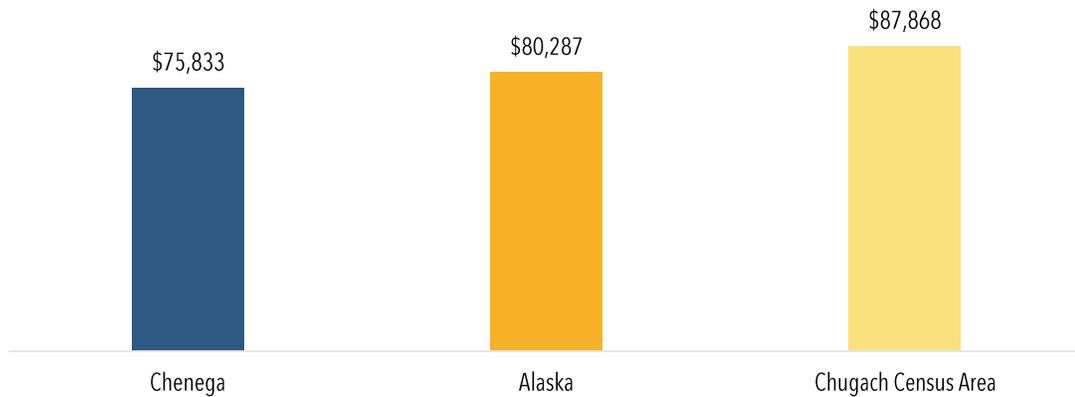
Age

Data from the U.S. Census Bureau indicate that over one-third of Chenega residents are under the age of 18. Comparatively, 24% of Chugach Census Area residents are under the age of 18. Of the remaining residents, 51% are between 18 and 64, and 15% are over the age of 65. The Census Bureau estimates that the median age in Chenega is 27.5, over 10 years lower than the Chugach Census Area and Alaska statewide medians.

Income and Cost of Living

The annual median household income in Chenega was \$75,833 in 2021, 14% below the Chugach Census Area median and 6% below the Alaska median.

Figure 8. Alaska, Chugach Census Area, and Chenega Median Household Incomes, 2012 – 2021



Source: U.S. Census Bureau 2021 ACS 5-Year Estimates

Chenega residents face a high cost of living. For example, as of July 2022, a gallon of home heating oil cost \$5.52 in Chenega, and a gallon of unleaded gasoline cost \$6.04. This was compared to a nationwide average of \$4.70 for heating oil and \$3.31 for unleaded gasoline, making Chenega more than 82% more expensive for purchasing residential fuel, which all homes rely on, and 17% more expensive for purchasing gasoline.² This impacts the availability of household income for overall housing costs, such as rent, mortgage, or repairs.

Employment and Wages

The highest concentration of employment in Chenega is in the public administration sector, indicating a substantial number of residents working in either local government or tribal services. Chenega IRA Council is the largest single employer and has operations in construction, fishing, and resource extraction industries. Residents employed by Chenega IRA Council may be listed in any of those industries.

² Alaska Economic Trends, July 2022, Alaska Department of Labor and Workforce Development

Table 4. Employment by Industry, Chenega, 2021

Industry	Employed	Share of Total Employed
Public administration	14	54%
Agriculture, forestry, fishing & hunting, & mining	7	27%
Construction	2	8%
Education, health care & social assistance	1	4%
Professional services	1	4%
Other services	1	4%
Total	26	100%

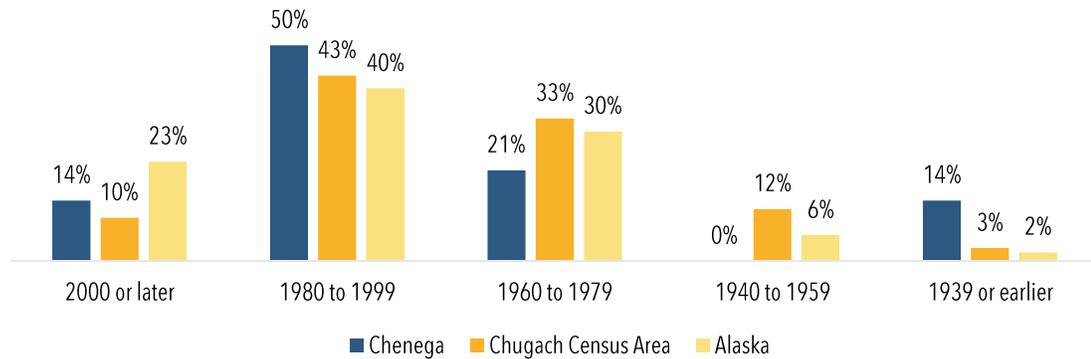
Source: U.S. Census Bureau 2021 ACS 5-Year Estimates

Housing Supply and Characteristics

The Census Bureau estimates that nearly 90% of occupied housing units in Chenega are detached single-family homes. Approximately 70% of occupied housing units are renter-occupied, and 30% are owner-occupied. The Census Bureau estimates a high vacancy rate in Chenega, with 70% of vacant units held vacant for seasonal, recreational, or occasional use. Census estimates for small communities are subject to large margins of error. Caution should be used when interpreting these data.

According to Census Bureau estimates, 14% of Chenega homes were built before 1939, compared to 3% of Chugach Census Area homes and 2% of Alaska homes. However, all homes in Chenega were destroyed by a tsunami after the 1964 earthquake, and the community was relocated to its current location on Evans Island in 1983. The majority of homes in Chenega were built between 1980 and 1999 (almost all of which were built by North Pacific Rim Housing Authority), and 14% were built after 2000.

Figure 9. Age of Housing Stock, Alaska, Chugach Census Area, and Chenega, 2021



Source: U.S. Census Bureau 2021 ACS 5-Year Estimates

Housing Supply

The Alaska Multiple Listing Service (MLS) combines data for Chenega with Whittier data. It is unknown whether any sales volume from the 'Whittier and Vicinity' region defined by MLS includes any sales in Chenega. Additionally, MLS data only includes homes put on the market, therefore sales volumes in Chenega may not be captured by MLS.

Chenega is located between mountains on one side and Prince William Sound on the other, with limited buildable land available for new residential construction. Most housing in Chenega was built in the early 1980s, with five units built in the early 2000s. The housing stock is old and considered low quality. Though residents expressed a need for new housing, little action has been taken in recent decades to develop more housing units. The high cost of shipping materials to the remote island, coupled with a lack of available specialized labor in Chenega, makes construction of private housing projects cost-prohibitive.

North Pacific Rim Housing Authority, the regional housing development authority for the Chugach Census Area, has not initiated projects in Chenega because it is unable to allocate HUD resources for those projects. NPRHA has limited grant resources and allocates project funding based on a priority system, which considers the overall income of the community and the total housing needs. Chenega has not been a high priority community, though the current housing gap of 11 units (per HUD) may increase their priority status in the near future. The high cost of construction in Chenega, compounded by the logistical complexities of getting materials and workers to the area, have hindered private developers from building new housing in the village.

Housing Affordability

Chenega households earning median income can afford a maximum of \$1,800 in monthly housing cost. The full range of attainable monthly housing costs for households earning between 80% and 120% of AMI is \$1,400 to \$2,100. This equates to a home price range of \$194,200 to \$291,300.

Table 5. Attainable Housing Thresholds, Chenega, 2023

	Annual Income	Monthly Housing Costs	Max Cost of Attainable Home
80% AMI	\$68,080	\$1,400	\$194,200
100% AMI	\$85,100	\$1,800	\$242,700
120% AMI	\$102,120	\$2,100	\$291,300

Sources: U.S. Department of Housing and Urban Development, U.S. Census Bureau American Community Survey 2021 5-year Estimates, Consumer Financial Protection Bureau, McKinley Research Group calculations.

Note: Chenega data from the U.S. Census Bureau's American Community Survey has a high margin of error.

Housing Survey Results

Satisfaction with Housing

The household survey received 14 responses. Survey respondents were evenly split on whether they felt satisfied with their current housing (7) or dissatisfied (7), with one choosing not to answer. Respondents overwhelmingly stated they were dissatisfied with the state of repair of their home (12). Some of these houses were built with little concern for quality in an attempt to build quickly during the oil boom of the late 1970s and early 1980s. Consequently, the state of repair of houses in Chenega is generally perceived as poor.

Residents and interviewees consistently felt that almost all housing in Chenega needs to be upgraded or replaced in the next 5-10 years.

Housing Need Analysis

Interviews with housing experts and stakeholders in the region, combined with survey responses, indicate the greatest need is for additional housing that could be used for multi-generational living. Large, single-family homes with 4-5 bedrooms could accommodate families with three generations under one roof to assist older residents with aging in place and allow younger families the opportunity to own a home.

The U.S. Department of Housing and Urban Development provides annual housing gap estimates based on Indian Housing Block Grant Formula data for tribal villages such as Chenega and Tatitlek. The estimates are based on population counts that include only people of American Indian/Alaska Native (AIAN) heritage. The FY 2024 estimates the Chenega AIAN population at

47 people, and 12 households with incomes below 50% of the Areawide Median Income. There is currently only one housing unit in Chenega that is considered available for this low-income population, leaving a gap of 11 affordable housing units.³

Infrastructure challenges have led to unmet workforce needs because of the lack of housing. For example, state and federal funding has been available for the renovation of the school building in Chenega. However, the construction workers necessary to complete the project are not available locally, and the project would last six to 12 months, requiring workers to fully relocate to the village during that time. Without workforce housing (rooms for rent or small apartments), the project cannot begin, and the funds for the new school building are unused. Families interested in continuing to live in Chenega expressed concern that they would have to take their children elsewhere if the school is not renovated soon. Other families that may want to move to the area could also be dissuaded by the lack of a renovated school. The lack of housing has created barriers for workers, investment, and family mobility.

Large, single-family homes could serve the dual purpose of providing temporary workforce housing before being used by resident families. It was suggested that this would be the most efficient way to create housing that serves long-term and short-term purposes, without building camp style housing projects for non-resident workers that do not fit the needs of the broader community. Due to the small size of the community, four additional large houses of this type would likely accommodate the needs of the village to provide workforce housing and long-term, quality housing for residents.

Additionally, smaller multi-family units would help to serve the senior population in Chenega or those who wish to live by themselves. A development with 4-6 one-bedroom units would provide an opportunity for seniors to age-in-place or for younger Chenega residents to live on their own. Smaller units could help to attract a long-term workforce.

³ FY 2024 Formula Response Form (Chenega), Office of Native American Program, U.S. Department of Housing and Urban Development

Cordova



City of Cordova.

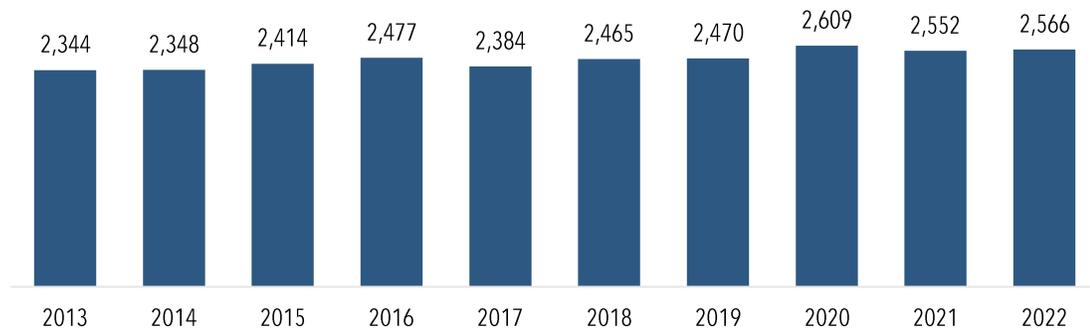
Cordova is the second-largest community in the Prince William Sound region, with just over 2,500 residents. Cordova has a predominantly seafood-based economy, known for its internationally recognized Copper River salmon brand, and is only accessible via boat or airplane. Cordova is also home to the Native Village of Eyak, a tribal council made up of the indigenous people of the Copper River delta. In this report, Cordova and Eyak demographic and economic data are reported together, but survey responses are presented for all Cordova residents as well as the subset of Native Village of Eyak members.

Demographics and Existing Conditions

Population

Cordova’s population increased by nearly 9% between 2013 and 2022 (+222 residents). Comparatively, the population of the Chugach Census Area increased by 1% during this period, and the Alaska population decreased by 0.2%.

Figure 10. Cordova Population, 2013-2022



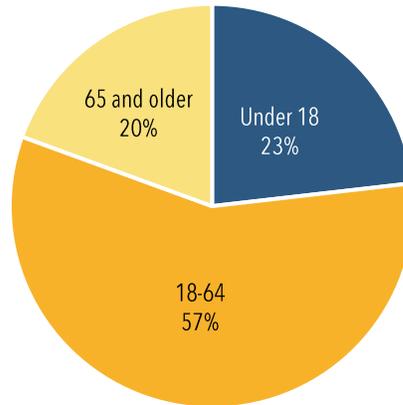
Source: Alaska Department of Labor and Workforce Development

*2020 population is a Census count and may differ from 2020 population numbers elsewhere in the report.

Age

As of 2022, one in five Cordova residents (20%) were over the age of 65, a higher proportion than in Alaska statewide (14%). The median age in Cordova is 40.1, higher than the median age in the Chugach Census Area (38.0) and Alaska (36.5).

Figure 11. Age Distribution, Cordova, 2022



Source: U.S. Census Bureau 2021 ACS 5-Year Estimates

Income

The median annual household income in Cordova was \$77,667 in 2021, 3% lower than the statewide median and 12% lower than the Chugach Census Area median. Cordova has the second-highest median income of the five study communities, behind Valdez.

Figure 12. Alaska, Chugach Census Area, and Cordova Median Household Incomes, 2012 – 2021



Source: U.S. Census Bureau 2021 ACS 5-Year Estimates

Employment and Wages

The largest industry in Cordova is fishing, with more than one in five employed in this sector. Cordova is also a destination for independent travelers, which helps to support a robust retail sector in the community. After fishing, the largest sector is government, with public

administration, education, health care and social assistance making up almost 30% of the workforce.

Table 6. Employment by Industry, Cordova, 2021

Industry	Employed	Share of Total Employed
Agriculture, forestry, fishing & hunting, & mining	283	22%
Retail trade	222	17%
Public administration	199	15%
Education, health care & social assistance	186	14%
Manufacturing	91	7%
Construction	56	4%
Professional services	55	4%
Arts, entertainment, & recreation, accommodation & food services	46	4%
Information	43	3%
Wholesale trade	43	3%
Other	71	5%
Total	1,295	100%

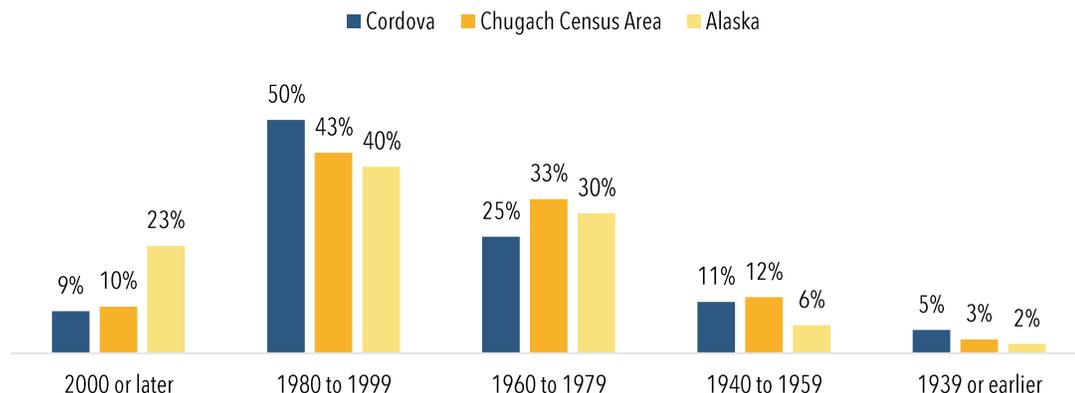
Source: U.S. Census Bureau 2021 ACS 5-Year Estimates

Housing Supply

There were an estimated 1,016 housing units within Cordova in 2021, 81% of which were identified as being currently occupied. Cordova has a lower vacancy rate than both the Chugach Census Area and Alaska statewide (19% versus 29% and 20%, respectively). Of the approximately 200 vacant units in Cordova, 38% are held vacant for seasonal, recreational, or occasional use, a lower proportion than in Chugach Census Area or Alaska statewide (54% and 50% of vacant units, respectively).

Of the approximately 1,000 occupied homes in Cordova, 75% were built between 1960 and 1999. The age of Cordova housing stock is similar to that of the Chugach Census Area.

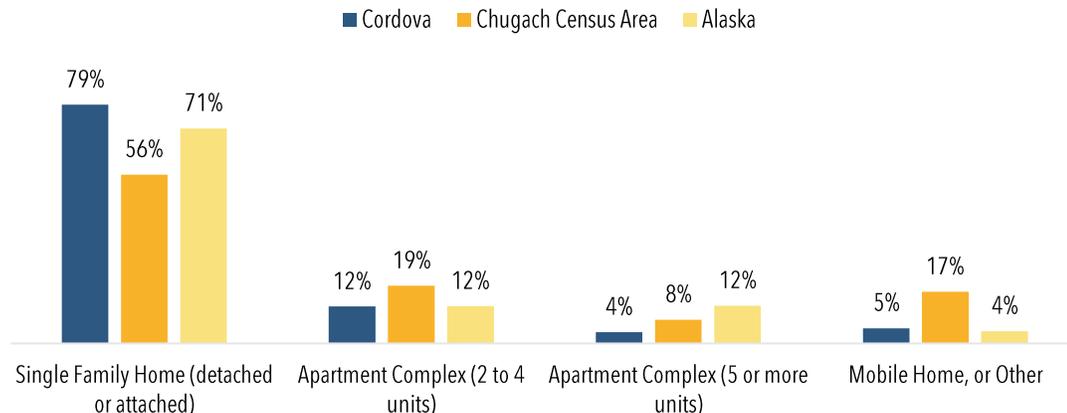
Figure 13. Age of Housing Stock, Cordova, Chugach Census Area, and Alaska, 2021



Source: U.S. Census Bureau 2021 ACS 5-Year Estimates

In Cordova, approximately four in five occupied housing units are single-family homes, 16% are apartment complexes, and 5% are mobile homes. The proportion of housing by type is similar to Alaska statewide in all categories except large apartment complexes. In Alaska, 12% of occupied housing units are in apartment complexes with 5 or more units, three times more than in Cordova.

Figure 14. Occupied Housing by Type, Cordova, Chugach Census Area, and Alaska, 2021



Source: U.S. Census Bureau 2021 ACS 5-Year Estimates

Housing Cost and Affordability

An average of 7.5 homes are put on the market and sold in the Cordova area annually. The average annual sale price varies widely in the region due to the low volume of homes. The three-year average sale price of single-family homes sold in the Cordova region was \$375,000. This does not include houses that are sold without being listed formally through a realtor or listing service. Residents report that many homes are sold this way because the high demand and small

communities allow for relatively fast sales through word-of-mouth only. Consequently, the average home sale price is likely higher than what is reported, but it is not possible to aggregate the data from unlisted home sales.

Housing Attainability

The maximum monthly housing cost the median household in Cordova can afford is \$1,800. The full range of attainable monthly housing costs for households earning between 80% and 120% of AMI is \$1,500 to \$2,200. This equates to a home price range of \$198,700 to \$298,100.

By comparison, the average home sale price range in the Chugach Census Area between 2020 and 2022 was \$375,000. The approximate mortgage payment for homes sold at this price is \$2,740, within the financial reach of households making 151% or more of AMI annually.

Table 7. Attainable Housing Thresholds, Cordova, 2023

	Annual Income	Monthly Housing Costs	Max Cost of Attainable Home
80% AMI	\$69,680	\$1,500	\$198,700
100% AMI	\$87,100	\$1,800	\$248,400
120% AMI	\$104,520	\$2,200	\$298,100

Sources: U.S. Department of Housing and Urban Development, U.S. Census Bureau American Community Survey 2021 5-year Estimates, Consumer Financial Protection Bureau, McKinley Research Group calculations.

Housing Survey Results

The by-mail survey conducted in September 2023 received 238 responses, some of which were completed online via a link or QR code on the mailed survey.

Current Housing Status

RENT VS. OWN

Close to two-thirds (60%) of survey respondents own their current home in Cordova, while 31% rent and 9% have another housing arrangement, most frequently 'living on a boat' and 'living with family'.

Similar proportions apply to Eyak residents: 12 respondents own (58%), six rent (28%), and three respondents have other housing arrangements (14%).

Do you rent or own your current home in Cordova?

n=238	% of Total
Rent	31
Own	60
Other arrangement	9

Subgroup analysis

Most homeowners live in single-family homes in Cordova (86%). Almost all (93%) of those who report living in an apartment own the dwelling, indicating that apartments in Cordova operate more like condominiums in other communities. Most of those who report living in duplexes report renting (62%), and about half of those who live in mobile homes also report renting (49%).

TYPE OF HOUSING

Most respondents (61%) currently live in a stand-alone, single-family home, with 15% living in an attached home such as a duplex or zero lot line, 12% in an apartment, 6% in a mobile home or trailer, and 5% in another form of housing (boat, cabin, or tribal housing).

In Eyak, 11 respondents live in a stand-alone, single-family home (56%), one lives in an attached home (4%), three live in a mobile home/trailer (14%), and two live in another type of housing (10%).

Which type of housing do you currently live in?

n=235	% of Total
A stand-alone, single-family home	61
An attached home such as a duplex or zero lot line	15
An apartment	12
A mobile home or trailer	6
Refused	1
Other	5

AGE OF HOME

Among respondents who know the age of their home (23% do not), homes averaged 51 years old. Only 9% of homes were reported as 12 years old or less.

What year was your home built?

n=238	% of Total
2011 or later	9
1991-2010	11
1981-1990	12
1971-1980	11
1951-1970	15
1900-1950	16
Refused	2
Don't know	23
Average age	51 years old

Size of Home

The average home in Cordova is 1,500 square feet, and over 60% have two to three bedrooms. In Eyak, the average home is 2,000 square feet and has 3.0 bedrooms.

How many bedrooms are in your home?

n=238	% of Total
0	1
1	12
2	33
3	32
4	14
5+	4
Don't know	1
Refused	3
Average	2.6

HOUSING COSTS

Nearly one-third of Cordova respondents (30%) are not making any monthly payments for housing, and 24% pay over \$1,500 a month. Similarly, 31% of Eyak Tribal members make no monthly payment, and 20% pay over \$1,500 a month.

The average Cordova monthly payment is \$1,464; Eyak Tribal members report a slightly higher monthly payment (\$1,516).

Approximately how much is your monthly rent or mortgage payment?

	Cordova % of Total n=238	Eyak % of Base n=20
\$750 or less	8	-
\$ 751-\$1,000	8	14 (3)
\$1,001-\$1,250	9	3 (1)
\$1,251-\$1,500	17	12 (2)
Over \$1,500	24	20 (4)
Not making any payments	30	31 (6)
Don't Know	2	4 (1)
Refused	2	16 (3)
Average	\$1,464	\$1,516

Subgroup analysis

About 54 Cordova respondents (23%) report being cost-burdened, defined as having a monthly housing payment that is more than 30% of their household's combined monthly income. About half (51%) report not being cost-burdened. Many declined to answer this question (22%).

Similar proportions exist in Eyak: two respondents are cost-burdened (10%), ten respondents are not (50%), six declined to answer (29%), and 2 (12%) didn't know.

Of those that report being cost-burdened, one-quarter of Cordova residents (27%) report being extremely cost-burdened. This is defined as having a monthly housing payment that is more than 50% of your household's combined monthly income. All Eyak cost-burdened respondents report being extremely cost-burdened.

Satisfaction with Housing

OVERALL SATISFACTION

Overall, Cordova residents (82%) are satisfied with their current housing.

There is less satisfaction with current housing among Eyak Tribe members: 57% are satisfied and 43% are dissatisfied (11 and 9 respondents, respectively).

Subgroup analysis

Three-quarters of renters and 89% of owners are satisfied with their current housing. Most single-family home and duplex respondents are satisfied (86% and 89%, respectively). The least satisfied subgroup are those with housing arrangements other than renting or owning (living on a boat or living with family); about half (48%) with other arrangements are dissatisfied.

**Overall, are you satisfied
with your current housing?**

n=238	% of Total
Satisfied TOTAL	82
Very satisfied	33
Satisfied	49
Dissatisfied TOTAL	18
Dissatisfied	15
Very dissatisfied	3

SATISFACTION WITH SPECIFIC FEATURES

The highest level of satisfaction with the features of their current housing is with the number of bedrooms (85% of respondents), followed by design qualities and attractiveness (75%). The highest level of dissatisfaction is with suitability for seniors to age in place (45% dissatisfied including 28% very dissatisfied).

Among Eyak Tribe members, the highest proportion of satisfaction is with number of bedrooms, tied with parking (both 88%). The highest proportion of dissatisfaction was with suitability for seniors to age in place (55%) followed by design qualities and attractiveness (50%).

Residents report that due to the housing shortage many Cordovans live in homes that are larger than they need. Many residents looking for new housing will take any dwelling that is put up for sale or rent, regardless of whether it may be overly large for their needs. This creates a mismatch in housing, where some residents are unable to find homes to move into at all, while others have more bedrooms than they require. This may be why the level of satisfaction with number of bedrooms is so high among those who currently own or rent is high.

Subgroup analysis

- Respondents living in a duplex are most satisfied with the number of bedrooms (93%).
- The highest level of satisfaction with energy efficiency is among those living in apartments (69%).
- Those with living arrangements other than renting or owning (living on a boat or living with family) are the most satisfied with their home’s state of repair (79%).
- Three-quarters of respondents (77%) living in apartments are satisfied with the value for the price of their home. Over one-quarter of respondents (28%) in a mobile home are very dissatisfied with the value for the price of their home.

How satisfied are you with each of the following features of your current housing?

n= 238	% of Total						
	TOTAL Satisfied	Very Satisfied	Satisfied	TOTAL Dissatisfied	Dissatisfied	Very Dissatisfied	NA
Number of bedrooms	85	38	47	12	10	2	-
Energy efficiency	62	15	47	35	22	13	2
Indoor air quality	73	20	53	27	20	7	-
Parking	71	29	42	26	17	9	2
State of repair	69	18	51	31	24	7	<1
Design qualities and attractiveness	75	21	54	25	18	7	<1
Suitability for children	69	21	48	15	9	6	16
Suitability for seniors to age in place	39	6	33	45	28	17	16
Value for the price	68	23	45	27	21	6	5

PRESENCE OF VARIOUS HOUSING ISSUES

The most frequent issues Cordova respondents report in their current housing are mold (33%), heating issues (30%), and plumbing (28%). Forty-four percent report no issues.

Most Eyak Tribal members (57% or 12 respondents) responded with 'none of the above' for various housing issues. Both mold and plumbing issues impact 43% of Eyak respondents.

Subgroup analysis

The highest proportion of residents experiencing housing issues live in mobile homes.

- Almost 60% of those living in mobile homes experience plumbing issues compared to 27% of those living in single-family homes.
- Mold disproportionately affects mobile homes when compared to single-family homes and duplexes: 59% compared to 30% and 11%, respectively.

Which of the following, if any, do you experience in your current housing? (Multiple responses allowed)

n= 238	% of Total
Plumbing issues	28
Heating issues	30
Structural issues	27
Mold	33
Neighborhood crime	4
Landlord issues	3
None of the above	44

RATING HOUSING QUALITY, AFFORDABILITY, AND AVAILABILITY

When asked to rate three aspects of housing in Cordova, most respondents gave poor ratings. The lowest rating was given to housing availability, with 91% saying this was poor, closely followed by affordability at 87%. One-third (31%) gave quality of housing a poor rating.

Only 17% of Eyak respondents rated the quality of housing in Cordova good, while 81% rated it poor. Ninety percent rated affordability as poor, including 50% who rated it as *very* poor. Almost all (95%) of Eyak respondents rated the availability of housing as poor.

For each of the following aspects of housing in Cordova, please tell me whether you think it is very good, good, poor, or very poor?

n= 238	% of Total Weighted						
	TOTAL Good	Very Good	Good	TOTAL Poor	Poor	Very Poor	Refused
Quality of housing	31	1	30	66	49	17	2
Affordability of housing	8	1	7	87	33	54	3
Availability of housing	8	2	6	91	29	62	2

Subgroup analysis

All subgroups rated housing availability as poor. Three quarters (77%) of renters gave the quality of the rental market poor, while 21% gave it a positive rating.

Future Housing Plans

LOOKING FOR NEW HOUSING

One-third of Cordova respondents said they were looking for a new home in Cordova.

Half of Eyak Tribal members (10 respondents) were looking for new housing.

Subgroup analysis

The largest proportion (69%) looking for different housing in Cordova are from those living in a mobile home. Only 15% of those living in a single-family home are looking for a new home in Cordova.

Are you currently looking for different housing in your community?

n= 238	% of Total
Yes	32
No	67
Refused	1

REASONS LOOKING FOR NEW HOUSING

Of those looking for new housing in Cordova, the largest proportion (41%) cite wanting to own as the main reason. Another 17% need more space, and 23% wrote in other reasons. The top write-in response was "building quality."

Three Eyak Tribal members cited building quality as the main driver for their search.

What is the main reason you are looking for new housing?
(Base = Those looking for housing)

n= 76	% of Base
Want to own	41
Need more space	17
Building quality	8
Housing costs	5
Family/roommate issues	2
Parking (boat, car, other)	3
Aging/need more care	1
Location	1
Other	23

DESIRED FUTURE HOUSING

Most respondents seeking new housing are looking for a single-family house, including 83% of Cordova respondents and 56% of Eyak Tribal members.

Of the following, which types of housing are you looking for, or expect to look for?
(Base = Those looking for housing)

n= 76	% of Base
A stand-alone, single-family house	83
An apartment	6
A condominium	3
An attached home such as a duplex or zero lot line	1
A mobile home or trailer	<1
Other	7

More than half of those who are looking and currently rent (57%, or 24 respondents) plan to buy, and almost all (97%) of those who own plan to own again.

Are you more likely to rent or buy?
(Base = Those looking for housing)

n= 76	% of Base
Buy	68
Rent	31
Refused	1

LIKELIHOOD TO MOVE FROM CORDOVA

Over one-third of Cordova respondents (38%) said they are likely to move to a different community within the next five years, including 13% who said this was very likely. A similar percentage of Eyak respondents (41%) said moving away was likely.

How likely are you to move to a different community within the next five years?

n= 238	% of Total
Likely TOTAL	38
Very likely	13
Somewhat likely	25
Unlikely TOTAL	54
Unlikely	18
Very Unlikely	36
Not applicable	8

INABILITY TO MOVE TO CORDOVA

Over half of Cordova respondents (56%) and 60% of Eyak Tribal members know someone that would like to move to Cordova but cannot due to lack of housing.

Do you have any family members, friends, or work colleagues that would like to move to Cordova but cannot because of lack of housing?

n= 238	% of Total
Yes	56
No	43
Refused	1

Senior Housing

One-quarter (23%) of households include at least one member over 65 years of age and 12% have at least one senior 80 years or older in the home.

How many seniors live in your household?

n=238	% of Total
0	73
1	15
2	10
3	<1
Refused	2
Average	0.4 people

Over one-quarter (27%) of households with seniors report that at least one member of the household is somewhat or very likely to move to an assisted living or nursing home facility in the next five years, while 68% say this is unlikely.

Table 8. How likely is it that any Elders in your household will need assisted living or nursing home care in the next five years?

(Base = Households with at least one senior)

n=63	% of Base
Likely TOTAL	27
Very likely	9
Somewhat likely	18
Unlikely TOTAL	68
Somewhat unlikely	40
Very unlikely	28
Refused	5

Housing Need Analysis

This section summarizes the various sources of information collected on Cordova's housing situation, perceptions of housing from Cordova residents as a whole, and the subset of Cordova residents that are members of the Native Village of Eyak.

- Housing availability, affordability, and quality are all significant issues affecting the housing market in Cordova.

- Residents who want to own a home are either priced out of homeownership opportunities or cannot find suitable housing.
- The size of housing in Cordova is perceived as adequate, but this may be a result of residents living in homes that are larger than they need and not being able to find smaller homes.
- Older residents of Cordova, especially members of NVE, need housing options that are safe, affordable, and allow them to age in place.
- There is a very high level of dissatisfaction with Cordova's housing situation in the community.

Rental and Multi-Family Housing

While most Cordova residents looking to move into new housing are wanting to own a single-family home, there are considerable gaps in the rental and multi-family market as well. Specifically, those that have current arrangements other than renting or owning (e.g., living with family or living on a boat) are most dissatisfied with their housing and interested in finding something new. These residents expressed interest in smaller housing and were most likely to want to rent.

Based on survey results, a very high proportion of renters consider there to be few good options in the local rental market. Almost all renters in mobile homes reported that there were few good options, and 69% of mobile home residents are looking for different housing.

Cordova has experienced a decline in the number of occupied housing units over the last decade, particularly for renter-occupied units. The age of housing (most are over 40 years old) and the reported rate of deteriorated properties indicate that many people who are currently renting would prefer different housing, even if they continued renting. Though the Cordova population is growing only slightly, there is a need for replacement housing for units that are no longer suitable for residence. Responses indicate a need for at least 20 additional unrestricted rental units in the community, at a 1- or 2-bedroom size.

SENIOR HOUSING

The highest level of housing dissatisfaction was with the suitability of housing for seniors, and this was particularly high (55%) for members of NVE.

More than one quarter of Cordova respondents said it is likely an Elder in their household will need assisted living in the next five years. This points to a need for either small-scale, age-in-place housing for seniors or a dedicated senior living facility in Cordova. This type of housing can be rented or owned but is most efficient when developed as multi-family complexes. Multi-family senior developments also contributed to a sense of safety for residents, who may live by themselves in their units but do not feel they are "alone" in a building with others. The responses

indicate a need for 10 or more 1- and 2-bedroom housing units that could accommodate seniors.

Estimating the number of additional rental housing units needed is hampered by a lack of data on rental vacancy rates in the community. By most accounts rentals vacancies are nearly always immediately filled through a waiting list or word-of mouth. Furthermore, an unknown number of mobile homeowners, seasonal residents, and others would rather rent an apartment than other options currently utilized.

Single-Family Housing

Almost three-quarters of Cordova residents live in either a single-family home or a duplex, and 83% wished to live in a standalone single-family home.

A lack of professional residential builders in Cordova and high costs of construction have resulted in near zero new single-family homes constructed in the last decade. During that time, existing homes have aged and some have become structurally unsound. The average age of housing in Cordova is 51 years.

One-third of Cordova residents reported wanting to move into new housing, and the vast majority of those preferred single-family housing as their option. Housing size was not considered an issue for most, but housing affordability was perceived as poor or very poor by 87% of respondents. More than half of respondents (56%) said they had family members or friends who wished to move to Cordova but could not because of a lack of available or affordable housing.

Families and individuals currently living in rental or multi-family housing are largely looking for opportunities to own housing in Cordova and finding few options available in their price range. Cordova needs more single-family homes in the 2 to 3-bedroom range available at an attainable price for middle-income residents. To meet the needs of current residents wanting to move into different housing and those interested in moving to Cordova but struggling to find housing, Cordova will need approximately 20 additional single-family homes with 2-4 bedrooms.

Affordable Housing

One-third of Cordova survey respondents reported being cost-burdened by their housing, defined as spending more than 30% of their income on housing-related expenses. The average home sales price of \$375,000 was out of reach for residents making less than 151% of the Average Median Income, and the average annual volume of homes listed for sale (7.5) indicates a pressure on the market that will continue to keep prices high.

To provide housing that is attainable for the majority of Cordova residents, the community will need additional property development that is subsidized in some fashion to keep the prices low.

Whether through HUD grants, North Pacific Rim Housing Development Authority housing projects, or tribal- or city-backed new housing developments, some component of new residential projects in Cordova will need government assistance to be attainable.

DETERIORATED PROPERTIES

A frequent issue mentioned by survey respondents and interviewees is the number of deteriorated properties in Cordova that are not usable as housing. The City Council has taken up the issue in attempts to incentivize owners of deteriorated properties to either improve the dwelling to make it livable or dispose of the land cheaply to someone who is able to develop it into new residences.

Cordova is challenged by not having a building inspector in the community, which prevents the City from enforcing code as it relates to deteriorated properties. While enforcement of “unsightly premises” can be straightforward, when dilapidated vehicles or other objects are on the property, the enforcement of requirements to fix structural problems are more difficult. Residents interviewed for this report indicated there were at least six properties in Cordova, with the potential to be 12-20 units of housing, that are deteriorated to a point of being unlivable and should be redeveloped as soon as possible.

Tatitlek is a tribal community of fewer than 100 residents on the northern edge of Prince William Sound, south of Valdez. Tatitlek is accessible only by boat or private airplane.

Demographics and Existing Conditions

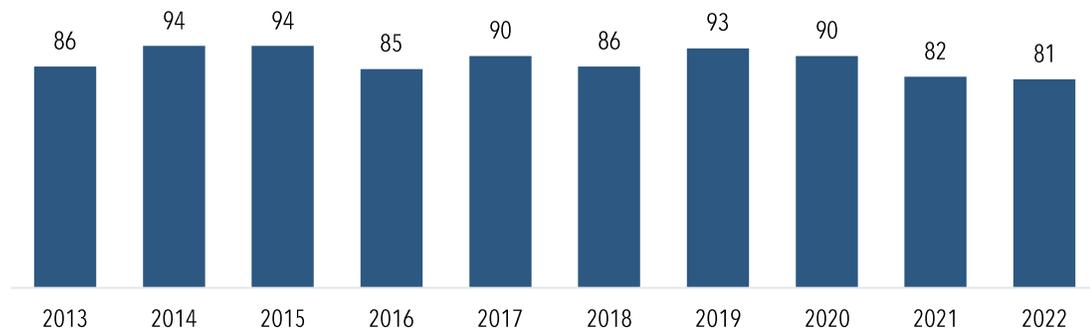
Population

Alaska Department of Labor estimates indicate the population in Tatitlek varied between 81 and 94 residents over the last decade. Due to the size of the community, estimates are subject to margins of error.



Village of Tatitlek.

Figure 15. Tatitlek Population, 2013-2022



Source: Alaska Department of Labor and Workforce Development

*2020 population is a Census count and may differ from 2020 population numbers elsewhere in the report.

Age

Data from the U.S. Census Bureau indicate that over one-third of Tatitlek residents are over the age of 65. Of the remaining residents, 52% are between 18 and 64, and 12% are under the age of 18. Comparatively, 24% of Chugach Census Area residents are under the age of 18, and 14% are over the age of 65. The Census estimates that the median age in Tatitlek is 55.5, over 15 years higher than the Chugach Census Area and Alaska statewide medians.

Income

The annual median household income in Tatitlek was \$70,625 in 2021, 20% below the Chugach Census Area median and 12% below the Alaska median. Tatitlek's median household income is the second lowest of the five study communities, behind Whittier.

Figure 16. Alaska, Chugach Census Area, and Tatitlek Median Household Incomes, 2012 – 2021



Source: U.S. Census Bureau 2021 ACS 5-Year Estimates

Employment and Wages

With a small population, Tatitlek's economy is based almost entirely on government services and tribal administration of the village corporation. Much of the community relies on subsistence for some component of their livelihood.

Table 9. Employment by Industry, Tatitlek, 2021

Industry	Employed	Share of Total Employed
Public administration	6	50%
Education, health care & social assistance	6	50%
Total	12	100%

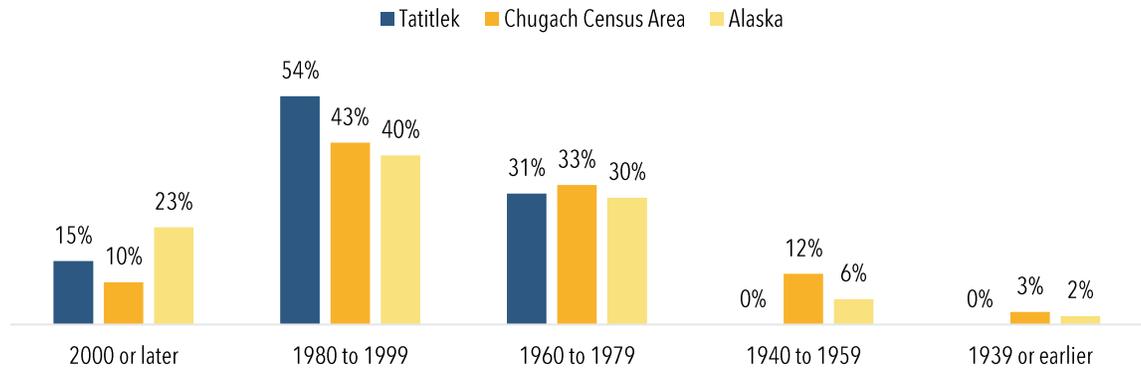
Source: U.S. Census Bureau 2021 ACS 5-Year Estimates

Housing Supply and Characteristics

All occupied housing units in Tatitlek are detached single-family homes. Census Bureau estimates indicate approximately 70% of occupied housing units are owner-occupied, and 30% are renter occupied. The Census Bureau estimates a high vacancy rate in Tatitlek, with 66% of vacant units held vacant for seasonal, recreational, or occasional use. It is important to note that Census estimates for small communities are subject to large margins of error.

According to Census Bureau estimates, nearly one-third of Tatitlek homes were built between 1960 and 1979, over half were built between 1980 and 1999, and 15% were built after 2000.

Figure 17. Age of Housing Stock, Alaska, Chugach Census Area, and Tatitlek, 2021



Source: U.S. Census Bureau 2021 ACS 5-Year Estimates

Housing Cost and Affordability

The Alaska Multiple Listing Service combines data for Tatitlek with Prince William Sound data. It is unclear whether any sales volume from the 'Prince William Sound and Vicinity' region defined by MLS includes any sales in Tatitlek. Additionally, MLS data only includes homes put on the market, therefore sales volumes in Tatitlek may not be captured by MLS.

Housing Attainability

The maximum monthly housing cost the median household in Tatitlek can afford is \$1,700. The full range of attainable monthly housing costs for households earning between 80% and 120% of AMI is \$1,300 to \$2,000. This equates to a home price range of \$180,700 to \$271,100.

By comparison, the average home sale price range in the 'Valdez and Vicinity' subregion between 2020 and 2022 was \$375,000. The average home sale price of units sold in Tatitlek is unknown due to data limitations.

Table 10. Attainable Housing Thresholds, Tatitlek, 2023

	Annual Income	Monthly Housing Costs	Max Cost of Attainable Home
80% AMI	\$63,360	\$1,300	\$180,700
100% AMI	\$79,200	\$1,700	\$225,900
120% AMI	\$95,040	\$2,000	\$271,100

Sources: U.S. Department of Housing and Urban Development, U.S. Census Bureau American Community Survey 2021 5-year Estimates, Consumer Financial Protection Bureau, McKinley Research Group calculations.

Housing Survey Results

The household survey in Tatitlek received eight responses.

Current Housing Challenges

As with the other communities in Prince William Sound, particularly those inaccessible by road, Tatitlek struggles with the cost of construction of new housing and lack of professional builders in the community. The housing stock in Tatitlek was primarily built in the 1970s and early 1980s, and often was not built up to high standards. These homes are deteriorating and are not considered adequate for seniors in the community to live safely as they age in place.

Satisfaction with Housing

Survey responses in Tatitlek were low, with only eight residents completing the survey and many of those electing not to answer some questions. Of the four that responded to the question asking about their satisfaction with their current housing, three said they were satisfied and one said they were very satisfied.

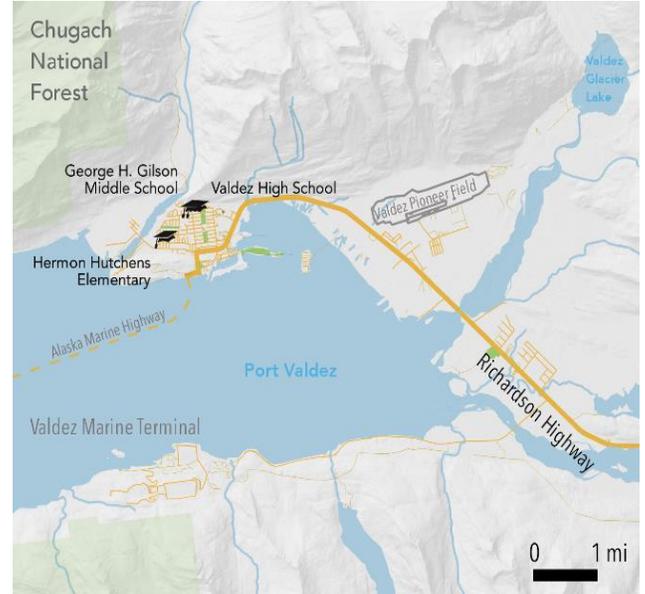
Housing Need Analysis

The high vacancy rate in Tatitlek indicates that there are not currently large gaps in the housing inventory. However, the age of housing is a concern for residents and interviewees, and the quality of older houses is perceived as a safety issue, especially for seniors. Over the next 5 to 10 years, Tatitlek will require new housing to take the place of older residences, and a focus on small-scale condos or apartments that are suitable for seniors aging in place is necessary.

While all current housing in Tatitlek is detached, single-family homes, new developments could find efficiency by focusing on duplexes or triplexes. Tatitlek will require one or two new such multi-family developments a year over the next decade to begin replacing its older housing stock.

Valdez

Historically, Valdez’s population has been steady at around 4,000 residents, though it has trended down slightly over the last several years. The relative long-term population stability in Valdez stems from its economic diversification, including serving as the marine terminus for the Trans Alaska Pipeline, a destination for both Alaskans and out-of-state visitors, and its key role in the Prince William Sound seafood industry.



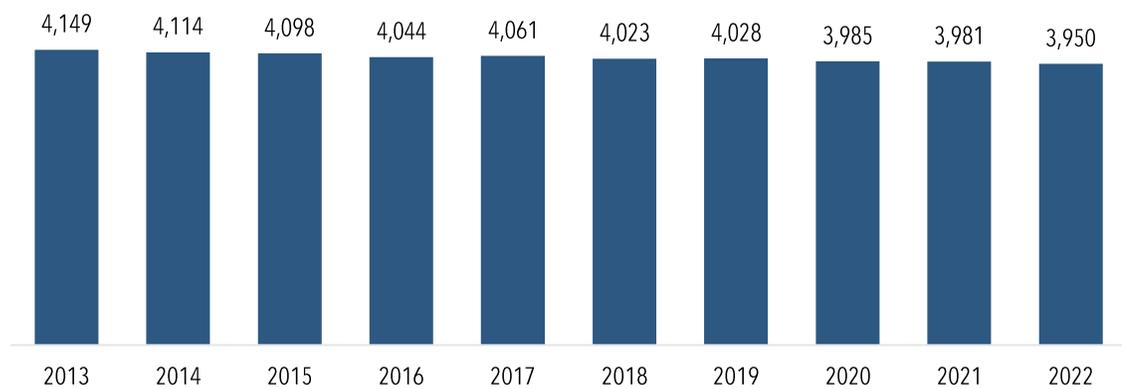
City of Valdez.

Demographics and Existing Conditions

Population

Within the last ten years of available data, the population of Valdez decreased by 5% (-199 residents). Comparatively the Chugach Census Area population increased by 1% during this period.

Figure 18. Valdez Population, 2013-2022



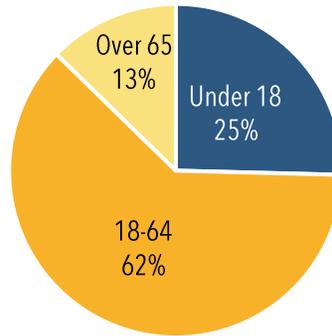
Source: Alaska Department of Labor and Workforce Development

*2020 population is a Census count and may differ from 2020 population numbers elsewhere in the report.

Age

The median age in Valdez was 37.1 in 2022, lower than the Chugach Census Area median of 38.0. The proportion of Valdez's population by age cohort is similar to the Chugach Census Area. As of 2022, 13% of the population was over the age of 65 (506 residents).

Figure 19. Age Distribution, Valdez, 2022

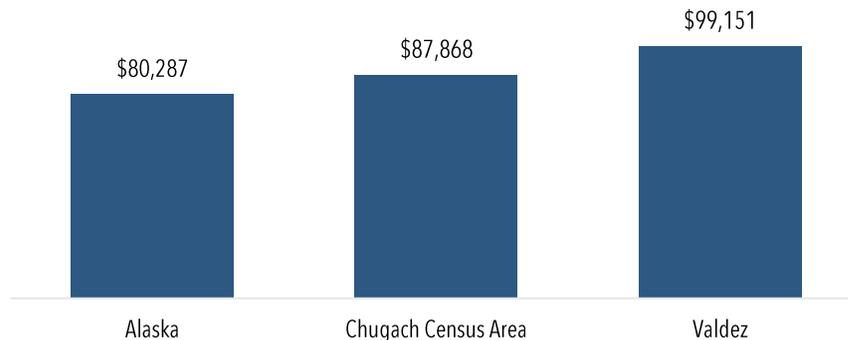


Source: Alaska Department of Labor and Workforce Development

Income

The annual median household income in Valdez was \$99,151 in 2021, 13% higher than the Chugach Census Area median and 23% higher than the statewide median.

Figure 20. Alaska, Chugach Census Area, and Valdez Median Household Incomes, 2021



Source: U.S. Census Bureau 2021 ACS 5-Year Estimates

Employment and Wages

The largest private employer in Valdez is the Alyeska Pipeline Service Corporation (APSC), followed by Providence Health & Services Alaska. The largest sector in Valdez is education, health care, and social assistance, which is composed of private employees at Providence as well as public employees at the State of Alaska and City of Valdez. Support services, such as

retail, entertainment, and finance, have strong sectors in Valdez. APSC and Providence offer higher-than-average salaries compared to the rest of the state at the Chugach Census area.

Table 11. Employment by Industry, Valdez, 2021

Industry	Employed	Share of Total Employed
Education, health care & social assistance	424	22%
Transportation & warehousing, utilities	353	18%
Professional services	285	15%
Public administration	169	9%
Retail trade	144	8%
Manufacturing	135	7%
Other services	105	5%
Agriculture, forestry, fishing & hunting, & mining	104	5%
Arts, entertainment, & recreation, accommodation & food services	79	4%
Information	49	3%
Construction	46	2%
Finance, insurance, & real estate	24	1%
Total	1,917	100%

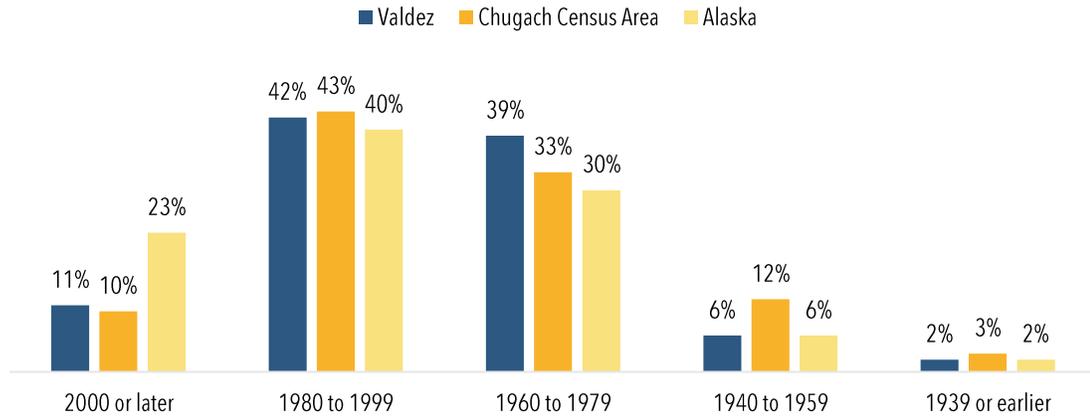
Source: U.S. Census Bureau 2021 ACS 5-Year Estimates

Housing Supply

There were an estimated 1,918 housing units within Valdez in 2021, 84% of which were identified as being currently occupied. Valdez has a lower vacancy rate than the Chugach Census Area and statewide (16% versus 29% and 20%, respectively). Of the approximately 300 vacant units in Valdez, 30% are held vacant for seasonal, recreational, or occasional use, a lower proportion than in Chugach Census Area or statewide (54% and 50% of vacant units, respectively).

Of the approximately 1,600 occupied homes in Valdez, 81% were built between 1960 and 1999. The age of Valdez housing stock is similar to that of the Chugach Census Area.

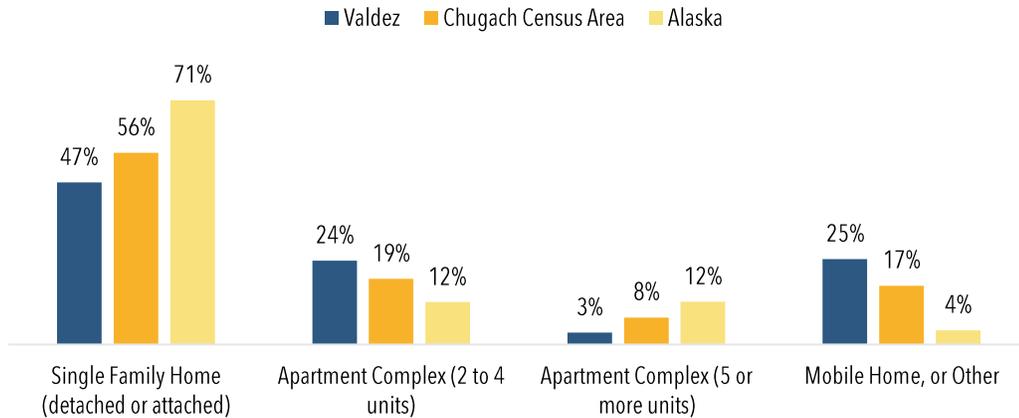
Figure 21. Age of Housing Stock, Valdez, Chugach Census Area, and Alaska, 2021



Source: U.S. Census Bureau 2021 ACS 5-Year Estimates

In Valdez, approximately one-half of occupied housing units are single-family homes, one-quarter are apartment complexes, and one-quarter are mobile homes. The proportion of single-family homes is much lower in Valdez than in the Chugach Census Area or Alaska statewide (47% versus 56% and 71%, respectively). In Alaska, only 4% of occupied housing units are mobile homes, six times less than the Valdez proportion (25%).

Figure 22. Occupied Housing by Type, Valdez, Chugach Census Area, and Alaska, 2021



Source: U.S. Census Bureau 2021 ACS 5-Year Estimates

Housing Cost and Availability

An average of 2.5 homes are put on the market and sold in the Valdez area annually. The average annual sale price varies widely in the region due to the low volume of homes put on the market (for example, no homes were put on the market in 2021). In 2020 and 2022, the most recent data available, the average sale price of single-family homes was approximately \$320,000.

Housing Attainability

The maximum monthly housing cost the median household in Valdez can afford is \$2,300. The full range of attainable monthly housing costs for households earning between 80% and 120% of AMI is \$1,900 to \$2,800. This equates to a home price range of \$253,700 to \$380,600.

By comparison, the average home sale price range in the Chugach Census Area between 2020 and 2022 was \$320,000. The approximate mortgage payment for homes sold at this price is \$2,340, within the financial reach of households making 101% or more of AMI annually.

Table 12. Attainable Housing Thresholds, Valdez, 2023

	Annual Income	Monthly Housing Costs	Max Cost of Attainable Home
80% AMI	\$88,960	\$1,900	\$253,700
100% AMI	\$111,200	\$2,300	\$317,100
120% AMI	\$133,440	\$2,800	\$380,600

Sources: U.S. Department of Housing and Urban Development, U.S. Census Bureau American Community Survey 2021 5-year Estimates, Consumer Financial Protection Bureau, McKinley Research Group calculations.

New Developments

In June 2023, a private consortium of Alaska Native Corporations consisting of Chugach Corporation, Chenega Corporation, and Tatitlek Corporation began construction of a 37-unit multi-use residential development in downtown Valdez. The development, called the Naswik Project, is set to open in summer of 2024 with six two-bedroom apartments on the top floor and 31 studio apartments in the rest of the building.

The impetus behind the Naswik project was the clear need for additional housing for employees of Alyeska Pipeline Service Company and Providence Health and Services in Valdez. These two large employers have been struggling with finding housing for workers and filling important vacancies. The consortium was able to finance the private housing development despite the high costs and low margins for new housing in the community.

The Naswik Project is an important example of a new model of housing development that may be possible not just elsewhere in Valdez, but throughout the Prince William Sound region. Because of the social mission of Alaska Native Corporations, in addition to a financial duty to shareholders, they are uniquely positioned to provide market rate housing to rural communities even if it is not lucrative. Using self-financing, these corporations are also able to capitalize the projects over a longer term and therefore do not have to focus on the profitability of a housing development in the first few years after it is built.

The Naswik Project will be Valdez's first large-scale housing development in decades. While it is seen as a positive development by those interviewed, it is also not large enough to substantially reduce the housing gap in the community. Moreover, some see the potential for new housing

to be immediately bought or rented by newly arriving workers or their employers, crowding out current residents from upgrading into new housing.

Although the Naswik Project will provide mostly short-term housing, it may have the effect of moving some short-term workers into this development and out of apartments or houses that they are renting long-term (preventing other households from occupying those units). This could lead to lower vacancy rates, as Naswik more efficiently houses those who are only in Valdez temporarily (or have on/off schedules), and allows year-round households to live in houses that have been vacant when their tenants are working elsewhere.

Housing Survey Results

Results of a telephone survey of 210 randomly selected Valdez households in 2020 are presented below. The maximum margin of error is $\pm 6.6\%$ at the 90% confidence level. See the methodology section of this report for additional survey details.

Survey data was analyzed as a whole, as well as for various subgroups, including length of residency, rent/own, presence of children and seniors in the household, income level, and other subgroups. Only statistically significant differences between subgroups are reported.

Data in tables may not sum to 100% due to rounding.

Current Housing Status

RENT VS. OWN

Three-quarters (74%) of survey respondents owned their current home in Valdez while 20% rented and 5% had another housing arrangement. These results are consistent with the latest ACS data, which indicates that renters make up 21% of occupied housing units.

Subgroup analysis

Similar proportions of those living in mobile homes and those living in single-family homes reported owning their home (85%-86%). Most of those in other housing types reported renting (59%).

Table 13. Do you rent or own your current home in Valdez?

n=210	% of Total
Own	74
Rent	20
Other arrangement	5
Refused	1

YEARS IN CURRENT HOME

Almost half (46%) of survey respondents had lived in their current home for five years or less, while 16% had lived in their home for 6 to 10 years, 21% for 11 to 20 years, and 14% for over 20 years. The average length of residency for all households surveyed was 10.5 years.

Subgroup analysis

Those living in mobile homes had the highest average tenure in their current home (14.8 years), compared to 11.3 years for those in single-family homes and 8.4 years for those in attached homes or multi-family situations. One in six (16%) mobile home households reported living in their current housing for more than 30 years, compared to just 2%-6% of other respondents.

Table 14. How many years have you lived in your current home?

n=210	% of Total
5 years or less	46
6-10	16
11-20	21
21-30	8
Over 30	6
Don't know	1
Refused	1
Average	10.5 years

TYPE OF HOUSING

The largest proportion (65%) of respondents were currently living in a stand-alone, single-family home, with 12% living in a mobile home or trailer, 11% in an attached home such as a duplex or zero lot line, 10% in an apartment, 1% in a condominium, and 2% in another form of housing.

Based on other data sources, it appears that the survey somewhat under-sampled those in mobile homes. ACS and Valdez Population survey data indicate that mobile homes make up 23% of occupied housing units, whereas 12% of the survey sample resided in this housing type.

Subgroup analysis

Three-quarters (74%) of homeowners lived in a stand-alone, single-family home, while 34% rented. Over half of renters (58%) lived in either an attached home or an apartment.

Table 15. Which type of housing do you currently live in?

n=210	% of Total
A stand-alone, single-family home	65
A mobile home or trailer	12
An attached home such as a duplex or zero lot line	11
An apartment	10
A condominium	1
Other	2

AGE OF HOME

Among respondents who knew the age of their home (28% do not), homes averaged 33 years old. Only 8% of homes were reported as ten years old or less.

Subgroup analysis

More than half of mobile homes were reported to be over 40 years old (61%), compared to just 24% of single-family homes in the survey sample.

Table 16. How many years ago was your home built?

n=210	% of Total
10 years or less	8
11-20	11
21-30	11
31-40	17
41-50	18
Over 50	7
Don't Know	28
Average	32.8 years

SIZE OF HOME

Housing size among respondents averaged 1,783 square feet. The size of housing was evenly spread out among respondents from 14% who lived in 1,000 square feet or less, to 20% in 1,001 to 1,500 square feet, 16% in 1,501 to 2,000 square feet, and 17% in 2,001 to 3,000 square feet. Six percent lived in housing larger than 3,000 square feet.

Table 17. Approximately how many square feet is your current home?

n=210	% of Total
1,000 or less	14
1,001-1,500	20
1,501-2,000	16
2,001-3,000	17
Over 3,000	6
Don't Know	25
Refused	3
Average	1,783 ft2

Homes contained an average of 3 bedrooms. One-third (33%) of homes had fewer than 3 bedrooms and 23% had more.

Table 18. How many bedrooms are in your home?

n=210	% of Total
1	10
2	23
3	43
4	14
5+	9
Refused	1
Average	3 bedrooms

HOUSING COSTS

Monthly housing costs (rent or mortgage payments) were over \$1,000 for 40% of respondents, and \$1,000 or less for 17%. Thirty-one percent of respondents did not currently make housing payments. Over half (58%) of respondents 65 years of age or older were not making payments.

Table 19. Approximately how much is your monthly rent or mortgage payment?

n=210	% of Total
\$750 or less	8
\$ 751-\$1,000	9
\$1,001-\$1,250	10
\$1,251-\$1,500	15
Over \$1,500	15
Not making any payments	31
Don't know	4
Refused	8
Average	\$1,298

Among those answering questions on housing costs (8% declined this question), 19% reported these payments represented more than 30% of their household’s combined monthly income. This is similar to ACS data which puts cost-burdened households (those paying more than 30% of their incomes to housing costs) at 17%.

Satisfaction with Housing

OVERALL SATISFACTION

Most respondents (85%) reported satisfaction with their current housing, though respondents were more likely to be satisfied (52%) compared to very satisfied (33%). Only 14% were dissatisfied, including just 3% that were very dissatisfied.

Subgroup analysis

A larger proportion of those who had lived in Valdez for over 10 years reported total satisfaction, at 92%, compared to 74% of those with residency of 10 years or less. One-quarter (24%) of those who had lived in Valdez for 10 years or less reported they are dissatisfied or very dissatisfied, as did 29% who did not own their home.

Table 20. Overall, are you satisfied with your current housing?

n=210	% of Total
TOTAL Satisfied	85
Very satisfied	33
Satisfied	52
TOTAL Dissatisfied	14
Dissatisfied	11
Very dissatisfied	3
Don't know	2

SATISFACTION WITH SPECIFIC FEATURES

Respondents were asked about their level of satisfaction with an array of features in their current housing. At least half were satisfied (satisfied or very satisfied) with every feature on the list. The largest proportion (88%) reported total satisfaction with parking, followed by indoor air quality (83%), and number of bedrooms (80%). The highest level of dissatisfaction was found for suitability for seniors to age in place (36% total dissatisfied) and energy efficiency (28% total dissatisfied).

Subgroup analysis

A smaller majority of mobile home households were satisfied with state of repair and design qualities (58% and 56%, respectively) compared to single-family home households (83% and 89%, respectively). Roughly three in ten mobile home households were dissatisfied with these two features of their housing, though relatively few reported being “very dissatisfied.”

Table 21. How satisfied are you with each of the following features of your current housing?

n=210	% of Total Weighted							
	TOTAL Satisfied	Very Satisfied	Satisfied	TOTAL Dissatisfied	Dissatisfied	Very Dissatisfied	NA	DK
Parking	88	34	54	8	6	2	4	-
Indoor air quality	82	23	59	14	12	2	3	-
Number of bedrooms	80	30	50	12	10	2	8	1
Design qualities and attractiveness	79	24	55	14	12	2	4	3
State of repair	78	23	55	14	11	3	4	3
Suitability for children	74	29	45	12	8	4	13	1
Value for the price	69	28	41	22	16	6	6	2
Energy efficiency	68	19	49	28	24	4	4	-
Suitability for seniors to age in place	52	11	41	36	25	11	10	3

Note: DK = Don't Know.

PRESENCE OF VARIOUS HOUSING ISSUES

Respondents were asked about whether various potential issues were present in their current housing. One-third (33%) experienced draftiness, 21% experienced plumbing issues, 16% mold, 12% structural issues, and 8% neighborhood crime. Less than half of households (46%) experienced none of the issues listed.

Subgroup analysis

A larger proportion of renters than homeowners experience draftiness (48% of renters versus 28% of owners) and plumbing issues (37% versus 15% of owners). Mold and neighborhood crime were much more likely to be reported by mobile home households (29% and 33%, respectively) compared to those in other housing situations (less than 15% and less than 6%, respectively).

Table 22. Which of the following, if any, do you experience in your current housing?

n=210	% of Total
Draftiness	33
Plumbing issues	21
Mold	16
Structural issues	12
Neighborhood crime	8
None of the above	46
Don't know	1

QUALITY OF RENTAL OPTIONS

Renters were asked their opinion on the quantity of good options available in the local rental market. Over three-quarters (77%) of renters said there were few good options in the Valdez rental market. Only 5% of renters thought there were many good rental options.

Subgroup analysis

All renters (100%) in mobile homes reported that there were few good options in the Valdez rental market, compared to 84% of single-family home renters and 72% of renters in other housing types (including apartment buildings, multiplexes, and attached homes).

Table 23. In general, do you think the Valdez rental market has many good options, some good options, or few good options?

(Base = Renters)

n=41	% of Base
Few good options	77
Some good options	15
Many good options	5
Don't know	3

RATING HOUSING QUALITY, AFFORDABILITY, AND AVAILABILITY

While relatively few respondents were dissatisfied with their own housing, a clear majority of respondents rated various measures of Valdez’s housing market poorly. More than three-quarters rated housing availability in the city as poor or very poor (83%), including 36% that rated availability as very poor.

Similar portions of households rated housing affordability as poor (81%), including 34% saying very poor.

More than half (55%) of households surveyed Valdez housing quality as poor or very poor.

Subgroup analysis

Respondents who had lived in Valdez for 10 years or less were more likely to report availability of housing as very poor, at almost half (48%), and quality of housing as poor or very poor (67%). Slightly more than one-quarter (28%) of respondents who had lived in Valdez for longer than 10 years rate housing availability as very poor and 47% rate quality of housing as poor or very poor.

Households living in attached or multi-family housing were much more likely to rate availability and quality of housing as very poor in Valdez. More than half (52%) of these respondents rated housing availability as very poor, compared to 30-34% of those living in single-family homes or mobile homes. Similarly, a third (32%) of households in attached or multi-family housing rated housing quality in Valdez as very poor, compared to just 8-9% of other households.

Table 24. For each of the following aspects of housing in Valdez, please tell me whether you think it is very good, good, poor, or very poor?

n=210	% of Total Weighted						
	TOTAL Good	Very Good	Good	TOTAL Poor	Poor	Very Poor	Don't know
Quality of housing	40	5	35	55	41	14	5
Affordability of housing	14	2	12	81	47	34	4
Availability of housing	12	3	9	83	47	36	5

Future Housing Plans

LOOKING FOR NEW HOUSING

Respondents were asked whether they were currently looking for different housing in Valdez. Less than a quarter (17%) said yes, though an additional 16% expected to look for new housing in Valdez within the next five years.

Subgroup analysis

More than a third of renters (35%) were currently looking for new housing, compared to 10% of homeowners.

Table 25. Are you looking for different housing in Valdez?

n=210	% of Total
No	61
No, but expect to in the next five years	16
Yes	17
Don't know	6

REASONS LOOKING FOR NEW HOUSING

Among those looking or expecting to look for new housing, the most cited reasons were the need for more space (36%) and a desire to own their housing (24%). The next most common responses were downsizing (5%) and aging/need or more care (5%). Other reasons were each cited by fewer than 5% of respondents.

Table 26. What is the main reason you are looking, or expect to look, for new housing?
(Base = Those looking or expecting to look for housing within the next five years)

n=69	% of Base
Need more space	36
Want to own	24
Downsizing	5
Aging/need more care	5
Building a home	4
Parking (boat, car, other)	3
High cost of rent	3
Family/roommate issues	3
Location	2
Building quality	2
Other	11
Refused	3

DESIRED FUTURE HOUSING

Three-quarters (77%) of respondents looking for, or expecting to look for, new housing expected to look for a stand-alone, single-family house. The next most desired type of housing reported was apartment (8%) and zero lot line (4%). Despite mobile homes making up a large portion of the local housing stock, only 1% of those looking for new housing expected to look for a mobile home.

Table 27. Which type of housing are you looking for or expecting to look for?
(Base = Those looking or expecting to look for housing within the next five years)

n=69	% of Base
Stand-alone, single-family house	77
Apartment	8
Attached home (i.e. duplex or zero lot line)	4
Condominium	2
Mobile home or trailer	1
Other	2
Don't know	3
Refused	3

More than two-thirds of those looking for new housing (69%) expected to buy their housing, while 22% expected to rent and 9% didn't know.

Table 28. Are you more likely to rent or buy?

(Base = Those looking or expecting to look for housing within the next five years)

n=69	% of Base
Buy	69
Rent	22
Don't know	9

LIKELIHOOD TO MOVE FROM VALDEZ

Almost one-third of respondents (31%) reported they were somewhat or very likely to move from Valdez within the next five years, while 67% were not likely.

Table 29. How likely are you to move from Valdez within the next five years?

n=210	% of Total
Very likely	17
Somewhat likely	14
Not likely	67
Don't know	2

INABILITY TO MOVE TO VALDEZ

Nearly a third (30%) of Valdez residents surveyed reported having family, friends, or work colleagues who would like to move to Valdez but could not due to lack of housing.

Table 30. Do you have any family members, friends, or work colleagues that would like to move to Valdez but cannot because of lack of housing?

n=210	% of Total
No	69
Yes	30
Don't know	1

Senior Housing

Nearly a quarter (23%) of households included at least one member over 65 years of age.

Table 31. How many seniors (65+ years) live in your household?

n=210	% of Total
0	76
1	16
2	7
Refused	1

Seventeen percent of households with seniors reported that at least one member of the household was somewhat or very likely to move to an assisted living or nursing home facility in the next five years, while 75% said this is unlikely.

Table 32. How likely is it anyone age 65 or older in your household will need to move to an assisted living or nursing home facility in the next five years?

(Base = Households with at least one senior)

n=48	% of Base
Very likely	6
Somewhat likely	11
Not likely	75
Don't know	8

Housing Need Analysis

The following gaps, and related general observations, are evident:

- Expansion of Valdez housing inventory would be beneficial, especially in multi-family housing but also in single-family housing and senior housing.
- Housing availability and affordability are bigger issues than housing quality.
- High median wages in the community contribute to disparities in housing affordability. Most of the private housing development has focused on single-family homes for moderate- to higher-income residents. This leaves the biggest gap for lower-income residents and new residents looking for rentals.

There is a very high level of dissatisfaction with Valdez's housing situation in the community and equally high levels of support for city action on the topic. These are strong signs of the presence of housing gaps in the community.

Rental and Multi-Family Housing

A variety of observations point to rental housing as a top housing gap in Valdez.

Based on survey results, a very high proportion of renters consider there to be few good options in the local rental market. All renters in mobile homes reported that there were few good options as well as 84% of single-family home renters and 72% of renters in attached homes and multi-family complexes.

Valdez has experienced a decline in the number of occupied housing units over the last decade. This decline has been steepest for renter-occupied units. A possible explanation is conversion of housing, especially rentals, into crew houses, vacation rentals, and second homes.

The percentage of households renting is lower in Valdez than other nearby coastal communities – with 21% renting compared to 30% to 51% in Homer, Seward, and Cordova. This is especially notable when taking into account that a significant number of Valdez rentals are higher-end homes (21% of Valdez renter households paid more than \$2,000 a month compared to just 4% to 9% in the other communities).

Recent new housing starts have mostly focused on single-family homes, although the Naswik Project and the 28-unit Valdez Senior Apartments will add to the multi-family inventory over the next year.

Multi-family housing makes up a much larger portion of the housing stock in other similar communities such as Homer and Seward. This is particularly true for 5-9 unit complexes, which are also promising from an affordability standpoint.

Estimating the number of additional rental housing units needed is hampered by a lack of data on rental vacancy rates in the community. By most accounts rentals vacancies are nearly always immediately filled through a waiting list or word of mouth. Furthermore, an unknown number of mobile homeowners, seasonal residents, and others would rather rent an apartment than other options currently utilized.

Single-Family Housing

Single-family housing, not including mobile homes or trailers, is the most desirable housing type for most Valdez residents. Various sources of information indicate that there is unmet demand for single-family housing in Valdez.

A lack of active residential-focused professional builders contributed to a decline in new single-family home construction seen between 2012 and 2016. A spike in home construction in 2017 was associated mostly with crew housing constructed for Edison Chouest employees. Other than those exceptions, Valdez has typically seen construction of about 10 single-family homes annually, nearly all presold or owner-built.

Similar to rental housing, Valdez's owner-occupied housing stock appears to be declining, likely due in part to an increase in vacation rentals, crew houses, and second homes. Some of this decline may also be attributable to housing deterioration and older houses no longer being a part of the occupiable inventory.

More than one-third of renters (35%) are currently looking for new housing, compared to 10% of homeowners. Of those looking, three-quarters (77%) would prefer a stand-alone, single-family house. Among those looking or expecting to look for new housing, the most cited reasons were the need for more space (35%) and a desire to own their housing (24%).

Senior Housing

Nearly one-quarter (23%) of households include at least one member over 65 years of age. Of these, 6% (or 1.3% of all Valdez households) indicated that someone in their household is very likely to need to move to an assisted living or nursing home facility in the next five years. These percentages can be translated into at least 20 residents very likely and an additional 40 residents somewhat likely to need this type of housing in the next five years.

More than one-third of households were dissatisfied with their current housing's suitability for seniors to age in place, including 11% very dissatisfied.

Fewer households with seniors were cost-burdened than households without seniors (16% compared to 30%, respectively). This could be partly due to the fact that half of Valdez homeowners do not have a mortgage on their home, as well as the fact that the city exempts seniors from local property taxes (up to \$150,000 in home value).

With the addition of 28 new senior housing units with the Valdez Senior Apartments, much of this demand is likely to be met by late 2024.

Affordable Housing

Due primarily to higher incomes, Valdez is better situated than many communities when it comes to customary measures of housing affordability. One in six (17%) Valdez households is estimated to be cost-burdened, which is defined as spending more than 30% of household income on housing costs. This compares favorably to Cordova (32% of households cost-burdened) and Homer (32%).

Data from the household survey paints a more mixed picture. Roughly half of residents rate Valdez's housing affordability as poor and another third rate it as very poor. On the other hand, two-thirds of households say they are satisfied with the value for the price of their current housing. Possible explanations for these contradictions include the fact that those unable to find a reasonable housing situation often leave the community; a satisfaction with current housing

but memory of a very difficult time upon moving to the town; and the high impediments associated with changing housing.

MOBILE HOME RESIDENTS

Interviewees frequently discussed Valdez's unusually large number of mobile homes and the deteriorating quality of this housing stock. More than half (61%) of mobile homes were reported to be over 40 years old, and three in ten mobile home households report problems with mold.

While there is clearly a mix of situations facing mobile home residents, a significant portion of these residents appear to be stuck in this type of housing. Despite mobile homes making up nearly one-quarter of the local housing stock, only 1% of those looking for new housing expect to look for a mobile home. Of current mobile home residents, 42% are looking for different housing or expect to in the next five years. While most of them are looking to buy single-family homes, the mean combined household income for those in mobile homes is nearly half the overall average at just \$50,000.

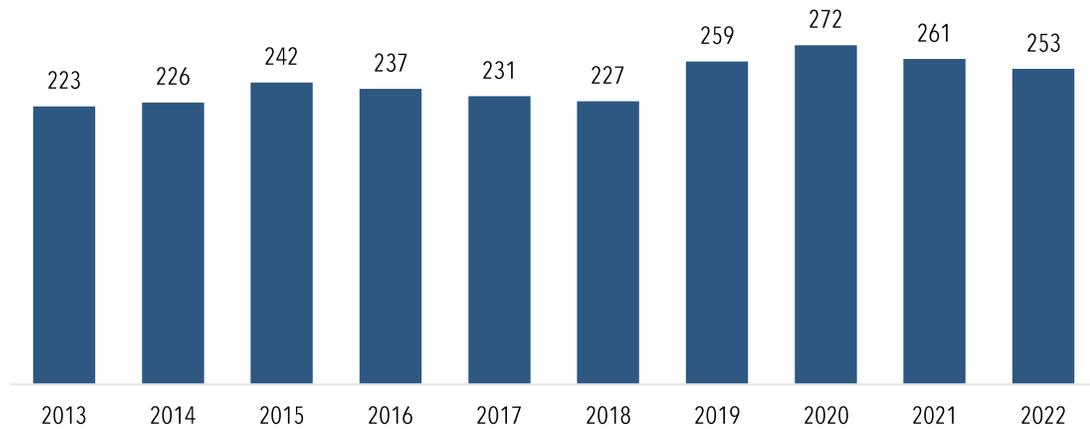
Whittier is a town of fewer than 300 residents on the Western edge of Prince William Sound. The economy is primarily tourism-based, and the city hosts more than 700,000 cruise passengers each summer. The entire population of the city lives in two residential buildings: Begich Towers, built in 1954, and Whittier Manor, built in 1986. Whittier is accessible by road and rail from Anchorage, which is 60 miles away.

Demographics and Existing Conditions

Population

Between 2013 and 2022, the population of Whittier fluctuated between a low of 223 in 2013 to a high of 272 in 2020. In total, the population has increased by 12% over the last decade (+30 residents).

Figure 23. Whittier Population, 2013-2022



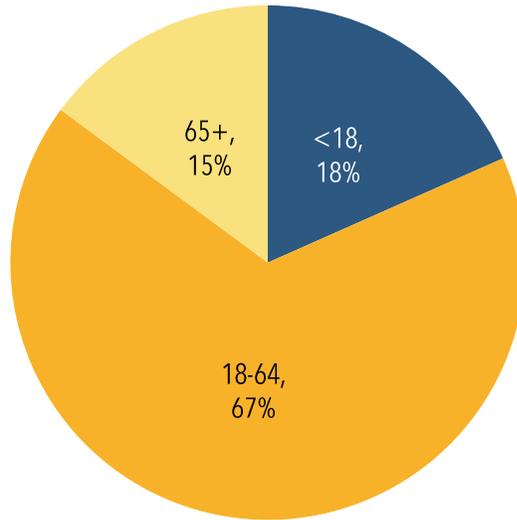
Source: Alaska Department of Labor and Workforce Development

*2020 population is a Census count and may differ from 2020 population numbers elsewhere in the report.

Age

Estimates from the U.S. Census Bureau indicate that two-thirds of the population in Whittier are between ages 18 and 64, a higher proportion than the Chugach Census Area or Alaska statewide. Approximately 18% of Whittier residents are younger than 18, the second smallest proportion of the five study communities. Comparatively, 24% of Chugach Census Area residents are under 18, and 25% of Alaska residents.

Figure 24. Age Distribution, Whittier, 2021



Source: U.S. Census Bureau 2021 ACS 5-Year Estimates

Income

The annual median household income in Whittier was \$49,583 in 2021, 38% below the Chugach Census Area median and 44% below the Alaska median. Whittier's median household income is the lowest of the five study communities.

Figure 25. Alaska, Chugach Census Area, and Whittier Median Household Incomes, 2021



Source: U.S. Census Bureau 2021 ACS 5-Year Estimates

Employment and Wages

Whittier's economy is heavily influenced by the transportation sector (the Alaska Railroad is the largest employer) and the visitor industry. Retail trade and arts, entertainment and recreation together make up 27% of all employment in the community. Construction is the largest sector, and much of the construction activity in Whittier is attributable to Alaska Railroad or cruise ship company projects.

Table 33. Employment by Industry, Whittier, 2021

Industry	Employed	Share of Total Employed
Construction	28	21%
Retail trade	20	15%
Transportation & warehousing, utilities	16	12%
Arts, entertainment, & recreation, accommodation & food services	16	12%
Finance, insurance, & real estate	14	11%
Public administration	13	10%
Manufacturing	10	8%
Education, health care & social assistance	6	5%
Other services	5	4%
Agriculture, forestry, fishing & hunting, & mining	3	2%
Information	2	2%
Total	133	100%

Source: U.S. Census Bureau 2021 ACS 5-Year Estimates

Nearly all Whittier residents live in the Begich Towers, a 14-story apartment complex built in the 1950s. The building also contains the Whittier post office, a general store for residents, a laundromat, and a community church.

Housing Cost and Affordability

An average of 8 units in the Begich Towers were put on the market for sale annually between 2015 and 2022. Between 2020 and 2022, the average sale price of a unit was \$50,500.

Preliminary 2023 data indicates that 5 units were sold in 2023, for an average of \$122,200.

Housing Attainability

The maximum monthly housing cost the median household in Whittier can afford is \$1,200. The full range of attainable monthly housing costs for households earning between 80% and 120% of AMI is \$900 to \$1,400. This equates to a condo price range of \$126,900 to \$190,300.

By comparison, the average condo sale price range in Whittier between 2020 and 2022 was \$50,500. Although unit sale prices increased to a preliminary average of \$122,200 in 2023, sale prices of units in the Begich Towers are below attainable housing thresholds for middle-income families in Whittier.

Table 34. Attainable Housing Thresholds, Whittier, 2023

	Annual Income	Monthly Housing Costs	Max Cost of Attainable Home
80% AMI	\$44,480	\$900	\$126,900
100% AMI	\$55,600	\$1,200	\$158,600
120% AMI	\$66,720	\$1,400	\$190,300

Sources: U.S. Department of Housing and Urban Development, U.S. Census Bureau American Community Survey 2021 5-year Estimates, Consumer Financial Protection Bureau, McKinley Research Group calculations.

Housing Survey and Town Hall Results

Residents of Whittier report challenges with housing stemming from the limited land availability and age of existing housing stock. The Alaska Railroad holds a master lease to most of the land in Whittier. Historically, the AKRR has been uninterested in releasing any land from the lease for housing development. This significantly restricts any possible new development in Whittier.

Additionally, few utilities exist outside the small footprint of downtown Whittier. Though Shotgun Cove Road has been extended west nearly ten miles out of town, land accessed by the road is on steep hillsides and lacks electrical or water infrastructure. It is unlikely that anyone would build housing in these areas because of the high cost of privately extending utility infrastructure.



The City of Whittier.

The Buckner Building is an abandoned U.S. military building in Whittier that once served as army barracks. It was formerly the only residential building in Whittier, and included a cafeteria, movie theater, bowling alley, and other recreational facilities for the nearly 1,000 military servicemembers stationed there. The building has not been used since 1966 but takes up a substantial amount of the buildable land in Whittier. Decades of attempts to demolish the building have resulted in obstruction because of difficulties in permitting between the U.S. Army, Environmental Protection Agency, and Alaska Railroad. Even if the building were demolished,

substantial environmental cleanup would be required to make the site usable for other developments.

Satisfaction with Housing

Though survey data was limited to only ten responses, town hall attendees provided substantial feedback on satisfaction with housing in Whittier. Overall, homeowners and renters at both the Begich Towers and Whittier Manor reported that they like where they live. The size of dwellings, availability of units, and community as whole were all seen as benefits to living in Whittier.



The Begich Towers in Whittier.

Dissatisfaction with housing comes from the age of the two residential buildings and a perceived lack of attention to maintenance and safety upgrades. For example, the elevators in the Begich Towers are frequently out of service, requiring some residents to take stairs up 14 stories to access their unit. This is especially challenging for older residents and those with mobility issues. Residents of the Begich Towers also report that the units can become very hot, especially in the summer, with

no central air to cool the units down. Even in the winter the temperature can be stifling in higher story units. Windows are not always functional, and air conditioning units are not allowed.

Additional dissatisfaction with housing was reported from the management of the Homeowners Association (HOA) of the two residential buildings. The HOA Board is elected annually, and votes are distributed based on number of units owned, providing multi-unit owners more influence in elections. Both homeowners and renters felt this created an unfair representation of large property owners who may not share interests with other residents of the buildings. Renters expressed concern that their voices are not included in HOA decisions, and that they could face retribution from landlords for attending a town hall to discuss housing issues.

Moreover, there is considerable overlap between the members of the Begich Towers and Whittier Manor HOA Boards and the City Council. Town hall attendees expressed frustration that a small group of property owners makes decisions on behalf of all residents, sometimes seemingly without the input of renters or single unit owners.

Housing Need Analysis

This section summarizes the various sources of information collected on Whittier's housing situation with the goal of clarifying the housing gaps present in the community.

The following gaps, and related general observations, are evident:

- Whittier residents desire new construction or updated housing options that provide physical safety.
- Multi-family housing is the primary gap, as residents agree that there is no space, or likely interest, in single-family housing in Whittier.
- Renters and single-unit owners at the Begich Towers and Whittier Manor are interested in more diverse and representative governance of the residential building associations.
- The Buckner Building provides the best opportunity for redevelopment and residential construction in Whittier, if environmental and government restrictions can be overcome.

There is a very high level of dissatisfaction with Whittier's housing situation in the community and a perceived lack of action to improve the current housing quality or build a new residential complex for the city.

Rental and Multi-Family Housing

Multi-family housing will continue to be the only option in Whittier due to the geographic constraints of the area. Residents are happy to live in a community that is close-knit and centered on two buildings. Most town hall participants said that they chose to live in Whittier specifically because of the communal nature of the housing.

However, as the Begich Towers and Whittier Manor buildings age and deteriorate, new multi-family housing options will become necessary. Though the boiler in the Begich Towers was recently replaced (extending the useful life of the building in some capacity), the building does not meet safety code in several respects, including emergency egress. Residents expressed concern about long-term safety in the building, and a desire for a community strategy to build a new multi-family development.

BUCKNER BUILDING

The Buckner Building is seen as the best possible option for a new multi-family building in Whittier. Despite the significant environmental concerns with demolition and new construction, the building is on some of the only flat and buildable land in Whittier. It was suggested that tearing down the Buckner Building to make way for a new, high-rise condo building should be the top priority of the City.

Summary

All six communities surveyed and researched for this report have unmet housing needs. These needs are exacerbated by high costs of materials and labor in these remote areas of the state, and the lack of significant new housing construction for the last ten to twenty years.

Below is a table that summarizes the housing needs in each community, estimated from publicly available economic data, survey responses, and interviews with housing experts. This represents the housing needs of these communities over the next five years.

Table 35. Housing Type Needs, by Community

Community	1 bedroom	2-3 bedroom	4+ Bedroom
Chenega	3	3	4
Cordova / Eyak	20	20	-
Tatitlek	-	6	-
Valdez	25	35	10
Whittier	100	140	-

This table reflects a mix of rental and owner-occupied housing needs. In Cordova and Valdez, the smaller units are likely to be in demand as rentals, whereas in Whittier, small condos are popular as year-round owner-occupied residences. The age of the housing stock in each of these communities also means that without additional construction in the short-term, the housing needs of the community will continue to grow.

Appendix A: Contact List

The following individuals were interviewed in the course of the study.

REGIONAL OR STATEWIDE

Jack Blackwell, Chugach Alaska Corporation
Daniel Delfino, Alaska Housing Finance Corporation
Mark Fineman, Cook Inlet Housing Authority
Olen Harris, North Pacific Rim Housing Authority
Josie Hickel, Chugach Alaska Corporation
Andy Petroni, Alaska Housing Finance Corporation
Tyler Robinson, Cook Inlet Housing Authority
Ethan Stoops, Alaska Housing Finance Corporation
Name withheld for confidentiality, Alaska Railroad Corporation

CORDOVAK

Kevin Johnson, City Planner, City of Cordova
Becky Chapek, Realtor, Alaska Real Estate of Cordova
Angela Butler, Tribal Administrator, Native Village of Eyak

CHENEGA

Megan Bergene, Tribal Administrator, Native Village of Chenega

TATITLEK

Roy Totemoff, Tribal Administrator, Native Village of Tatitlek

VALDEZ

Kate Huber, Planning Director, City of Whittier
Melissa Hursh Metzger, Owner, Hursh Rentals

WHITTIER

Jackie Wilde, City Administrator, City of Whittier
Tom Wagner, Building Manager, Begich Towers

Appendix B: Survey Suggestions

The survey conducted for this study asked respondents “Do you have any suggestions for ways your local government can address housing issues?” Following are main themes. These responses highlight the multifaceted nature of the housing issue and the necessity for a comprehensive approach involving regulation, development, affordability, and community engagement to address the housing shortage and make living in the area more accessible for various demographics. These responses do not include Valdez.

Land Use and Development: The need for more land to be annexed or opened up for housing development was a recurring theme. The suggestions included utilizing state land, encouraging the use of unused or vacant land owned by various entities such as the Alaska Railroad, Eyak Corporation, and the city itself. Many suggested making land more accessible, especially for multi-family housing, condos, and apartments.

Regulation of Property Use: Several respondents recommended regulating short-term rentals such as Airbnb, particularly to ensure that properties aren't left vacant for extended periods. There was also a suggestion to limit the number of vacation or second homes and enforce limitations on short-term rentals, thereby addressing housing availability for permanent residents.

Affordability and Assistance: The affordability of housing is a significant concern. Suggestions included grants, tax incentives, and financial assistance for building or renovating homes. There were calls for programs that cater to families across income levels, not just extremely low-income households, while also providing support for middle-income families.

Infrastructure and Services: Recommendations included addressing utilities costs, such as water and electricity, to make living and building more affordable. Some respondents suggested improving services such as healthcare (including labor and delivery facilities) and transportation, as these impact residents' decisions to live in certain areas.

Rehabilitation and Demolition of Abandoned Properties: Abandoned or derelict properties was a common area of concern. Some suggestions involve incentivizing property owners to renovate, while others propose the demolition of blighted or condemned properties to make space for new construction.

Collaboration and Engagement: Several respondents called for collaboration between different entities, such as the local government, Coast Guard, University of Alaska, and private developers, to address housing shortages and facilitate development.

Taxation and Property Ownership: Some suggested changing property tax rates, potentially penalizing vacant properties or increasing taxes on properties owned by non-residents. There was also discussion about the impact of government-owned properties and how they could be made available for development.

Housing Diversity: Several respondents encouraged a range of housing options including single-family homes, apartments, condos, tiny homes, and high-density housing to cater to different needs within the community.

Appendix C: Survey Instruments

See attached.

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Valdez Housing Market Assessment and Gap Analysis

PREPARED FOR:

City of Valdez

March 2020

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City of Valdez

March 2020

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Table of Contents

Executive Summary	1
Introduction and Methodology	4
Methodology.....	4
Valdez Economy	7
Valdez Housing Profile	12
Housing Supply	12
Housing Age.....	15
Housing Cost and Affordability.....	17
Household Characteristics.....	22
Household Telephone Survey	23
Current Housing Status	23
Satisfaction with Housing.....	26
Future Housing Plans	29
Senior Housing.....	31
City Housing Efforts.....	32
Comments about City Housing Efforts.....	33
Demographics.....	33
Key Informant Interviews	34
Housing Demand and Gaps	34
Housing Construction.....	35
Senior Housing	36
Housing Gaps and Local Economy	37
City Role in Housing Efforts.....	37
Housing Gap Analysis	39
Rental and Multi-Family Housing.....	39
Single Family Housing	40
Senior Housing.....	40
Affordable Housing.....	41
Economic Impact of Housing Gaps	41
Implications for City of Valdez	43
Appendix A: Household Survey Instrument	46
Appendix B: Household Survey Comments	47
Appendix C: Household Survey Demographics	50
Appendix D: Key Informant Interview Protocol	52
Appendix E: Key Informant Interview List	54

List of Tables

Table 1. Valdez Population, 2010-2019	7
Table 2. Valdez Population by Age Cohort, 2010, 2014, and 2019	8
Table 3. Valdez Employment and Wages, 2013-2018	9
Table 4. Valdez Employment by Industry, 2013-2018	9
Table 5. Valdez Employment by Industry and Month, 2018	10
Table 6. Valdez Average Employment and Wages by Industry, 2018	11
Table 7. Estimated Number of Housing Units in Valdez, 2010-2018.....	13
Table 8. Estimated Number of Occupied Housing Units in Valdez, by Occupancy Status, 2010-2018	13
Table 9. Percent of Households Renting, Selected Cities, 2014-2018 Five-Year Estimates	14
Table 10. Number of Occupied Housing Units by Type, City of Valdez, 2014-2018 Five-Year Estimates	14
Table 11. Occupied Housing Units by Type, Selected Cities, 2014-2018 Five-Year Estimates	15
Table 12. Number of Households Responding to City of Valdez Household Population Survey, by Structure Type, 2018	15
Table 13. Year Built, Occupied Housing Units, City of Valdez, 2014-2018 Five-Year Estimates.....	16
Table 14. Year Built, Occupied Housing Units, Selected Cities, 2014-2018 Five-Year Estimates.....	16
Table 15. Estimated Number of New Housing Units Constructed in Valdez, 2010-2019	17
Table 16. New Housing Units Constructed in Selected Communities, by Type, 2008-2019.....	17
Table 17. Distribution of Gross Rents for Households Paying Rent, 2014-2018 Five-Year Estimates.....	18
Table 18. Distribution of Gross Rents for Households Paying Rent in Selected Communities, 2014-2018 Five-Year Estimates.....	18
Table 19. Payment Standards for Rent Reasonableness, AHFC Housing Choice Voucher Program Cities	19
Table 20. Distribution of Monthly Owner Costs for Households with Mortgages, Valdez, 2014-2018 Five-Year Estimates.....	19
Table 21. Distribution of Monthly Owner Costs for Housing Units with Mortgages in Selected Communities, 2014-2018 Five-Year Estimates.....	20
Table 22. Value of Owner-Occupied Housing Units, Valdez, 2014-2018 Five-Year Estimates.....	20
Table 23. Value of Owner-Occupied Housing Units in Selected Communities, 2014-2018 Five-Year Estimates	21
Table 24. Number of Valdez Property Tax Parcels with Buildings and Accessed Values.....	21
Table 25. Cost-Burdened Households, Selected Communities, 2014-2018 Five-Year Estimates.....	22
Table 26. Household Size (Number of People), Selected Communities, 2014-2018 Five-Year Estimates	22
Table 27. Year Household Moved into Unit, 2014-2018 Five-Year Estimates.....	22
Table 28. Do you rent or own your current home in Valdez?.....	23
Table 29. How many years have you lived in your current home?.....	24
Table 30. Which type of housing do you currently live in?	24
Table 31. How many years ago was your home built?.....	25
Table 32. Approximately how many square feet is your current home?.....	25
Table 33. How many bedrooms are in your home?	25
Table 34. Approximately how much is your monthly rent or mortgage payment?.....	26
Table 35. Overall, are you satisfied with your current housing?	26
Table 36. How satisfied are you with each of the following features of your current housing?	27
Table 37. Which of the following, if any, do you experience in your current housing?	28
Table 38. In general, do you think the Valdez rental market has many good options, some good options, or few good options?.....	28
Table 39. For each of the following aspects of housing in Valdez, please tell me whether you think it is very good, good, poor, or very poor?.....	29
Table 40. Are you looking for different housing in Valdez?	29
Table 41. What is the main reason you are looking, or expect to look, for new housing?.....	30
Table 42. Which type of housing are you looking for or expecting to look for?.....	30
Table 43. Are you more likely to rent or buy?.....	30
Table 44. How likely are you to move from Valdez within the next five years?	31
Table 45. Do you have any family members, friends, or work colleagues that would like to move to Valdez but cannot because of lack of housing?	31
Table 46. How many seniors (65+ years) live in your household?.....	31
Table 47. How likely is it anyone age 65 or older in your household will need to move to an assisted living or nursing home facility in the next five years?	32

Table 48. How supportive are you of the City of Valdez taking steps to address housing issues in the community?	32
Table 49. How supportive are you of the City of Valdez taking the following steps regarding housing?	33
Table 50. Age of Respondents	50
Table 51. How many years have you lived in Valdez?	50
Table 52. Including yourself, how many people live in your household at least six months out of the year?	50
Table 53. How many children under the age of 18 live in your household?	50
Table 54. Please stop me at the category that best describes your.....	51
Table 55. What racial or ethnic group do you consider yourself?	51

The City of Valdez contracted with McDowell Group to study Valdez's housing gaps, gather community perceptions on local housing issues, and analyze the connection between housing conditions and Valdez's economy. The report is based on three key sources of information:

1. Available data on Valdez's housing supply and affordability, as well as population and economic trends.
2. A telephone survey of 210 randomly selected Valdez residents.
3. Key informant interviews with 22 Valdez business owners and housing market stakeholders.

Population and Economic Trends

Economic and population growth (or decline) are important drivers of housing demand. From 2012 to 2019, Valdez's population declined by 255 residents, or 6%. The population has also been greying. From 2010 to 2019 the percentage of the local population over 70 years of age grew from 2.9% to 5.2%. Projections indicate this percentage could grow to 17% by 2030.

Unlike population, employment has been rising in Valdez. From 2013 to 2018, overall employment grew 10% and wages grew 21%.

Housing Supply

Valdez has experienced a decline in the number of occupied housing units over the last decade. This decline has been steepest for renter-occupied units. A possible explanation is conversion of housing, especially rentals, into crew houses, vacation rentals, and second homes. Data purchased from airdna.co indicates that 33 whole houses were available for rent on AirBnB or VRBO in Summer 2019, up from a peak of 10 in summer 2017.

A smaller percentage of households in Valdez are renters (21%) compared to other nearby coastal communities such as Seward (51%), Homer (37%), and Cordova (30%). Recent new housing starts have been almost exclusively focused on single family housing units, with only two multi-family units constructed since 2008.

Compared to nearby coastal communities with similar population sizes, mobile homes make up an exceptionally high proportion of the housing stock in Valdez (23% compared to 0-7% elsewhere). According to the U.S. Census' American Community Survey (ACS) data, the only place in Alaska with more than 500 housing units and a higher percentage of mobile homes is Craig on Prince of Wales Island (27.8%).

Housing Costs

Valdez has higher estimated rents than nearby coastal communities due to fewer low-cost rentals and more high-cost rentals. Less than 1% of renting households paid less than \$500 a month in Valdez, compared to 20% in Seward, 11% in Homer, and 4% in Cordova. On the other end of the spectrum, 21% of Valdez renter households paid more than \$2,000 a month compared to only 4-9% in the other communities.

The median value of owner-occupied housing in Valdez is \$189,700, based on ACS data. The Valdez median is below Seward (\$235,000), Homer (\$237,300), and Cordova (\$316,200). The likely explanation is the high rate of

mobile home ownership. Valdez has a significantly higher percentage of homes valued less than \$50,000 than other nearby coastal communities (27% compared to 0-9%). Valdez also has a much lower percentage of high-value homes, with less than one percent of owner-occupied homes worth more than \$500,000, compared to 8-14% in Seward, Homer, and Cordova.

Resident Survey Results

While relatively few respondents were dissatisfied with their own housing, a clear majority of respondents rated various measures of Valdez's housing market poorly. More than three-quarters rated housing availability in the city as poor or very poor (83%), including 36% that rated availability as very poor. Similar portions of households rated housing affordability as poor and very poor.

Based on survey results, a very high proportion of renters consider there to be few good options in the local rental market. All renters in mobile homes reported that there were few good options as well as 84% of single-family home renters and 72% of renters in attached homes and multi-family complexes.

Most respondents, 85%, are supportive or very supportive of the City of Valdez taking steps to address housing issues in the community, with only 9% not supportive. Among specific proposals mentioned, the most support was found for "releasing more city lands for housing development" and "exploring partnerships to develop housing for seniors." Both of these efforts enjoyed wide support with 58-59% reporting being very supportive and an additional 27-32% supportive.

Housing Gap Analysis

There is a very high level of dissatisfaction with Valdez's housing situation in the community and equally high levels of support for city action on the topic. These are strong signs of the presence of housing gaps in the community.

High median wages in the community contribute to disparities in housing affordability. Most of the private housing development has focused on single family homes for moderate to higher income residents. This leaves the biggest gap for lower income residents and new residents looking for rentals.

Expansion of Valdez's housing inventory would be beneficial, especially in multi-family housing but also in single family housing and senior housing. These housing gaps appear to be barriers to economic and population growth in the community.

Implications for the City

A widespread sentiment is present that the city should make more of its land available for housing development. Land availability is seen as a key limitation, especially in the downtown area, and something the city is uniquely positioned to address.

Given various challenges to multi-family housing development, it may be necessary for the city to more aggressively support these types of developments for them to succeed. The payoff is that these units are more likely to address growing housing affordability gaps.

There is widespread support for increasing senior housing units in Valdez and city involvement in these efforts. The city could consider supporting this effort through funding a feasibility study reviewing potential partnership structures, demand estimates, preliminary capital costs associated with different development options, and available financing methods to maximize use of federal and other resources.

Other implications for the city discussed in this report include the need to consider other levers to address housing gaps, including those related to zoning, utilities, building codes, outreach to local businesses, and property tax credits, among others.

Introduction and Methodology

Housing issues have far-reaching implications on quality of life and economic opportunity for Valdez residents. This study provides a common understanding of Valdez's housing gaps and their impact on the community's economy. The information will help the community prioritize housing projects and inform ongoing planning efforts and policy development.

Most communities in Alaska suffer from housing availability and affordability issues. None have found easy solutions as they seek better alignment between housing supply and housing demand. Common themes are increasing the supply of housing for senior citizens, shortage of the affordable entry level homes that are necessary to attract and retain young families, seasonal housing for a growing non-resident workforce, and other factors. Much of the economic growth that has occurred in Alaska in recent years has been in the service and retail sectors, or other sectors with wages and seasonal aspects that are inconsistent with prevailing housing market conditions.

Still, as described in this report, Valdez has its own set of unique characteristics that overlay special challenges on the community as it seeks ways to support a housing market that best meets the needs of its residents and businesses that drive the local economy.

Methodology

Data Sources

A limited amount of published data is available regarding housing market conditions in Valdez. Sources of data presented in this report include the following:

- U.S. Census Bureau's American Community Survey (ACS) Five-Year Estimates
- City of Valdez Property Tax Roll (Accessor's Database)
- City of Valdez Household Population Survey
- Alaska Department of Labor & Workforce Development (ADOL&WD) New Housing Unit Survey
- Alaska Housing Finance Corporation Rent Reasonableness Standards

A Note on the Reliability of American Community Survey Data

On most topics, ACS is the source of best available data on Valdez's housing market. Data from this source is survey-based with fairly low sample sizes and is subject to large margins of error. The ACS data presented in this report should be interpreted with an understanding that some data points could be significantly misleading. Margins of error associated various ACS estimates are generally included for units such as number or amount (such as number of housing units). This report typically does not include margins of error associated with ACS percentage estimates (such as percent of housing units by type). This is done to improve readability, though it should be noted that similarly high margins of error are present for percentages as well.

Despite the limitations associated with large margins of error, ACS housing data provides useful information and is worth taking into consideration. Typically, ACS data are presented for Valdez as well as Cordova, Seward,

and Homer to allow comparison with nearby coastal communities. The most recent ACS housing data available for Valdez is the 2014-2018 five-year estimate, which is based on a sample of 40 housing units. Five-year estimates can be understood as estimates of the average conditions over the five-year period.

Other Data Sources Investigated

Several sources of data were investigated but not used in this report, primarily because data was only available at the Valdez-Cordova Census Area level. These sources include the following:

- U.S. Census Bureau Annual Estimates of Housing Units
- Alaska Housing Finance Corporation (AHFC) Housing Assessment
- AHFC Housing Market Indicators Report (produced by ADOLWD)
- Alaska Housing Finance Corporation, Rental Market Surveys.
- ADOLWD Quarterly Survey of Lenders' Activity
- ADOLWD Foreclosures Data
- Consumer Financial Protection Bureau
- Multiple Listing Service
- U.S. Housing and Urban Development (HUD) Fair Rent

Household Survey

McDowell Group fielded a telephone survey of randomly selected Valdez households from January 13 through January 21, 2020. The survey included a variety of questions related to housing in Valdez, including satisfaction with current housing; perceptions on the availability, quality, and affordability of housing; senior housing needs; and priorities for city housing efforts, among other questions. See Appendix A for survey instrument with full list of questions asked.

A total of 210 Valdez households were surveyed. Roughly two-thirds of respondents were reached on a cell phone and the remainder by landline. The cell phone sample is based on billing zip code, allowing inclusion of respondents that moved to the community with a with a non-local cell number (17% of cell phones contacted had an area code other than 907).

Based on this survey's sample size, the maximum margin of error associated with survey findings is ± 6.6 percent at the 90 percent confidence level. Similar to most surveys conducted by McDowell Group, survey data were weighted by age group to account for a lower proportion of younger households in the sample than are known to live in the community.

Survey data was analyzed as a whole, as well as for various subgroups, including length of residency, rent/own, presence of children and seniors in the household, income level, and other subgroups. Only statistically significant differences between subgroups are reported.

Key Informant Interviews

A series of interviews were conducted to gather insights regarding housing conditions, barriers to housing development, housing priorities, and other topics. Interviews were conducted with a broad range of Valdez business owners and housing stakeholders. A total of 22 people were interviewed for this study.

The majority of interviews were conducted using a standard interview protocol. Some interviewees were asked industry-specific and other questions. See Appendices D and E for Interview Protocol and list of those interviewed.

Interviews were conducted January through March 2020.

Economic and population growth (or decline) are important drivers of housing demand. This section briefly examines recent economic and demographic trends in Valdez.

Historically, Valdez’s population has been fairly steady at around 4,000 residents, though it has trended down slightly over the last several years. The relative long-term population stability in Valdez stems from its economic diversification, including serving as the marine terminus for the Trans Alaska Pipeline, a destination for Alaska resident and non-resident visitors, and its key position in the Prince William Sound seafood industry.

Total Population

Valdez population has declined by a total 255 residents, or 6%, since 2012. The most recent estimate (2019) places Valdez’s population at 3,876. It is important to note that the community’s summer population is significantly higher, as seasonal workers fill jobs in seafood processing, the visitor industry, and other sectors.

Table 1. Valdez Population, 2010-2019

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Population	3,976	4,033	4,131	4,094	4,042	4,009	3,939	3,942	3,891	3,876
Annual % Change	-	1.4%	2.4%	-0.9%	-1.3%	-0.8%	-1.7%	0.1%	-1.3%	-0.4%

Source: ADOLWD, Division of Research and Analysis.

Demographics

In 2010, 2.9% of the local population was 70 years of age or over. By 2019, 5.2% were 70 or above. The total number of residents age 70 or more increased from 112 to 203 over that period.

Based on the projection for the Valdez-Cordova Census Area overall (Valdez-specific projections are not available), by 2030 17% of the population will be 70 years of age or more. That would indicate a 70-plus population of approximately 600 residents. This demographic trend has important housing and community services implications. Seniors have a spectrum of housing needs, ranging from aging-in-place (in current housing), multi-unit independent senior-only living, assisted living, and nursing care. In addition to suitable housing, Valdez’s capacity to retain its aging population will depend on availability of appropriate health and social services.

Table 2. Valdez Population by Age Cohort, 2010, 2014, and 2019

	2010		2014		2019	
Total	3,976		4,042		3,876	
0-4	279	7.0%	310	7.7%	266	6.9%
5-9	262	6.6%	286	7.1%	286	7.4%
9-14	282	7.1%	270	6.7%	276	7.1%
15-19	287	7.2%	246	6.1%	219	5.7%
20-24	263	6.6%	234	5.8%	197	5.1%
25-29	276	6.9%	301	7.4%	278	7.2%
30-34	256	6.4%	317	7.8%	325	8.4%
35-39	243	6.1%	278	6.9%	304	7.8%
40-44	311	7.8%	274	6.8%	284	7.3%
45-49	372	9.4%	283	7.0%	229	5.9%
50-54	392	9.9%	367	9.1%	236	6.1%
55-59	317	8.0%	338	8.4%	315	8.1%
60-64	216	5.4%	255	6.3%	278	7.2%
65-69	108	2.7%	143	3.5%	180	4.6%
70-74	47	1.2%	84	2.1%	111	2.9%
75-79	27	0.7%	25	0.6%	56	1.4%
80-84	20	0.5%	17	0.4%	24	0.6%
85+	18	0.5%	14	0.3%	12	0.3%
Median Age	36.7		36.0		36.5	

Source: ADOLWD, Division of Research and Analysis.

Employment Trends

Employment trends have important impacts on the housing market. For example, growth in seasonal employment will increase demand for seasonal rental housing. Growth in low-wage employment brings with it demand for lower-cost housing. High-wage jobs bring demand for single family homes (all other factors being equal). Growth in particular industries can have particular housing related effects. Growth in tourism, for example, can prompt property owners to convert long-term rental housing to short-term vacation rentals.

Unlike population, employment has been rising in Valdez. Private sector employment has increased in five consecutive years. Total non-agricultural wage and salary employment in Valdez averaged 2,350 in 2018 (this measure of employment excludes the active duty Coast Guard and self-employed people, such as commercial fishermen). Private sector employment averaged 1,800 jobs, while local, state and federal government together accounted for 550 jobs in Valdez. Employment is up 10% since 2013 and total annual wages are up 21% (not accounting for inflation).

Table 3. Valdez Employment and Wages, 2013-2018

	2013	2014	2015	2016	2017	2018	'13-'18 % Change
Average annual employment	2,131	2,145	2,155	2,253	2,278	2,350	10.3%
Total annual wages	\$117,443,926	\$120,006,587	\$126,986,783	\$129,370,518	\$134,390,532	\$141,640,972	20.6%
Annual average wage	\$55,112	\$55,947	\$58,927	\$57,421	\$58,995	\$60,273	9.4%

Source: ADOLWD, Division of Research and Analysis.

Employment growth over the past few years has been mainly in the private sector where employment is up about 14% since 2013. Valdez has added about 100 jobs since 2016, including 39 jobs in the Trade, Transportation and Utilities sector (the specific source of job growth within that sector is not discernable from the published data). Health care and social assistance added 21 jobs between 2016 and 2018.

The largest employers in Valdez are in the Trade, Transportation, and Utilities sector (which includes Alyeska) and manufacturing (which includes seafood processing).

Table 4. Valdez Employment by Industry, 2013-2018

Industry	2013	2014	2015	2016	2017	2018	'13-'18 % Change
Government	548	541	544	530	536	550	0.4%
Federal government	47	43	47	45	46	49	4.3%
State government	152	157	146	133	136	139	-8.6%
Local government	349	341	351	352	354	362	3.7%
Private Ownership	1,583	1,604	1,611	1,723	1,742	1,800	13.7%
Natural Resources and Mining	46	62	67	65	67	69	50.0%
Construction	51	59	79	82	65	72	41.2%
Manufacturing	(a)	(a)	(a)	252	270	269	-
Trade, Transportation, and Utilities	539	555	545	543	557	582	8.0%
Information	59	58	64	65	66	69	16.9%
Finance and Insurance	16	15	15	(a)	15	15	-6.3%
Real Estate and Rental and Leasing	19	18	20	19	22	23	21.1%
Professional and Business Services	138	133	138	137	147	143	3.6%
Educational Services	(a)	(a)	(a)	(a)	(a)	(a)	-
Health Care and Social Assistance	282	255	247	241	259	262	-7.1%
Accommodation and Food Services	226	241	244	237	217	236	4.4%
Other Services, Except Public Administration	22	23	24	27	22	23	4.5%
Public Administration	(a)	(a)	(a)	(a)	(a)	114	-
Total	2,131	2,145	2,155	2,253	2,278	2,350	10.3%

Source: ADOLWD, Division of Research and Analysis.

(a) Data are suppressed due to confidentiality.

Employment growth continued into 2019, according to data for the first nine months of the year. Overall, employment was up 5.8% (140 jobs), including 8.3% growth in the private sector and 2.7% decline in government employment. The Trade, Transportation and Utilities sector was again where most of the growth occurred, adding 135 jobs (growth was evident through all nine months, therefore not seasonal).

Annual average employment figures mask a high degree of seasonality in Valdez employment. Total employment typically peaks in July or August, in parallel with seafood processing (in the manufacturing sector) which in 2018 peaked at over 900 jobs in July, compared to a winter average of around 70 jobs. Other seasonal sectors include the leisure and hospitality sector (mainly lodging and food services) which more than doubles from winter to summer.

Table 5. Valdez Employment by Industry and Month, 2018

Category	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
Government	554	563	560	550	564	547	467	560	577	555	547	543
Federal government	41	41	40	45	48	56	57	58	59	55	43	40
State government	133	140	137	142	143	143	127	131	147	138	142	141
Local government	380	382	383	363	373	348	283	371	371	362	362	362
Private Ownership	1,347	1,378	1,472	1,549	1,734	2,238	2,663	2,628	1,791	1,683	1,553	1,564
Goods-Producing	185	181	194	220	309	677	1,083	1,056	358	239	212	204
Natural Resources and Mining	64	62	66	63	71	68	75	91	72	72	59	59
<i>Mining, Quarrying, and Oil and Gas Extraction</i>	46	44	47	42	45	43	42	43	40	42	39	42
Construction	51	48	53	59	73	85	83	91	78	92	81	73
Manufacturing	70	71	75	98	165	524	925	874	208	75	72	72
<i>Nondurable Goods Manufacturing</i>	67	68	72	95	162	521	922	871	205	72	69	69
Service-Providing	1,162	1,197	1,278	1,329	1,425	1,561	1,580	1,572	1,433	1,444	1,341	1,360
Trade, Transportation, and Utilities	476	479	494	513	576	632	639	640	567	696	629	642
<i>Retail Trade</i>	171	170	176	170	172	198	191	191	174	166	167	185
Information	65	67	67	68	73	71	72	73	74	68	67	68
Financial Activities	40	40	40	37	37	38	37	37	35	36	38	38
<i>Finance and Insurance</i>	14	15	15	15	15	15	15	16	13	15	15	15
<i>Real Estate and Rental and Leasing</i>	26	25	25	22	22	23	22	21	22	21	23	23
Professional and Business Services	136	137	137	141	137	157	154	149	157	143	135	129
<i>Administrative and Waste Services</i>	105	104	104	106	105	122	120	115	121	107	100	99
Education and Health Services	267	273	270	272	267	261	257	255	264	274	269	275
<i>Health Care and Social Assistance</i>	260	266	265	266	263	256	256	253	263	265	262	268
Leisure and Hospitality	159	181	252	276	310	377	396	393	312	202	177	182
<i>Arts, Entertainment, and Recreation</i>	14	23	54	67	43	38	35	38	29	16	14	13
<i>Accommodation and Food Services</i>	145	158	198	209	267	339	361	355	283	186	163	169
Other Services	19	20	18	22	25	25	24	25	23	25	26	26
Public Administration	104	101	101	108	113	129	124	126	127	116	106	107
Total	1,901	1,941	2,032	2,099	2,298	2,785	3,130	3,188	2,368	2,238	2,100	2,107

Source: ADOLWD, Division of Research and Analysis.

The annual average wage in Valdez was \$60,273 in 2018. Demand for seasonal housing is greatest (outside of seafood processing) in the visitor-affected Leisure and Hospitality sector, where wages are relatively low, at about \$25,000 on an annualized basis.

Table 6. Valdez Average Employment and Wages by Industry, 2018

Category	Average Annual Employment	Total Annual Wages	Average Annual Wages
Government	550	\$28,630,614	\$52,056
Federal government	49	\$3,499,884	\$71,426
State government	139	\$7,009,332	\$50,427
Local government	362	\$18,121,398	\$50,059
Private Ownership	1,800	\$113,010,358	\$62,784
Goods-Producing	410	\$26,245,709	\$64,014
Natural Resources and Mining	69	\$6,097,053	\$88,363
<i>Mining, Quarrying, and Oil and Gas Extraction</i>	43	\$4,662,839	\$108,438
Construction	72	\$6,417,305	\$89,129
Manufacturing	269	\$13,731,351	\$51,046
<i>Nondurable Goods Manufacturing</i>	266	\$13,415,254	\$50,433
Service-Providing	1,390	\$86,764,649	\$62,421
Trade, Transportation, and Utilities	582	\$50,493,075	\$86,758
<i>Retail Trade</i>	178	\$5,767,290	\$32,401
Information	69	\$4,454,145	\$64,553
Financial Activities	38	\$1,768,402	\$46,537
<i>Finance and Insurance</i>	15	\$695,250	\$46,350
<i>Real Estate and Rental and Leasing</i>	23	\$1,073,152	\$46,659
Professional and Business Services	143	\$11,057,714	\$77,327
<i>Administrative and Waste Services</i>	109	\$8,668,986	\$79,532
Education and Health Services	267	\$11,513,907	\$43,123
<i>Health Care and Social Assistance</i>	262	\$11,473,769	\$43,793
Leisure and Hospitality	268	\$6,843,591	\$25,536
<i>Arts, Entertainment, and Recreation</i>	32	\$964,829	\$30,151
<i>Accommodation and Food Services</i>	236	\$5,878,762	\$24,910
Other Services	23	\$630,953	\$27,433
Public Administration	114	\$7,724,900	\$67,762
Total	2,350	\$141,640,972	\$60,273

Source: ADOLWD, Division of Research and Analysis.

This chapter presents a range of data reflecting housing market conditions in Valdez, including:

- Housing supply (number of units, by type)
- Housing costs, as measured by average rental rates and homeowner costs
- Housing unit construction
- Housing affordability, reflecting the convergence of housing costs and household income

A limited amount of data is available regarding housing market conditions in Valdez. The data in this chapter provides a first step in identifying existing and/or potential future gaps in the community's housing market. Following sections of this report will combine and compare published housing data with information collected through other means, including a household survey and key stakeholder interviews.

Sources of data presented in this section include the following:

- U.S. Census Bureau's American Community Survey (ACS)
- City of Valdez Property Tax Rolls
- City of Valdez Household Population Survey
- ADOLWD New Housing Unit Survey
- Alaska Housing Finance Corporation's Rent Reasonableness Standards

Housing Supply

Two data sources provide estimates of the number of housing units in Valdez.

- ACS 2014-2018 Five-Year estimates put Valdez's housing inventory at a total of 1,550 units, including 1,322 (± 162) occupied units and 228 (± 116) seasonal or otherwise vacant units. Of the occupied housing units, an estimated 1,048 (± 166) were owner-occupied and 274 (± 91) renter-occupied.¹
- A total of 1,221 households responded to the City of Valdez's 2018 Household Population Survey. Completion of this survey is required to receive \$500 in energy assistance and has unknown but high application rates among eligible households (those with members present more than 180 days of the year). Similar programs such as the Alaska Permanent Fund typically see application rates of 90%. Assuming 90% of those eligible apply for energy assistance, survey responses suggest a total of 1,357 regularly occupied households in the community.

¹ As defined by the US Census Bureau, occupied housing units are those occupied by people that consider the housing unit their usual place of residence or have no usual place of residence elsewhere. The count of occupied housing units is the same as the count of households.

Trends in Housing Supply

Available data shows a decline in Valdez’s housing stock from 2010 to 2018. Over this period, the number of households applying for energy assistance (City of Valdez Population Survey respondents) declined from 1,311 to 1,221, losing an average of 11 households per year (annual average rate of -0.9%). Based on ACS data, the number of occupied housing units in Valdez has declined more steeply, at an annual average rate of -2.6%. Population trends corroborate a decline over this time (annual average decline of -0.3%) but are more consistent with City Population Survey data than ACS data.

Table 7. Estimated Number of Housing Units in Valdez, 2010-2018

Year	Total Housing Units - ACS	Occupied Housing Units - ACS	Number of Households – City Population Survey	Population – ADOL&WD
2010	1,790 (±124)	1,668 (±109)	1,311	3,976
2011	1,761 (±165)	1,565 (±160)	1,319	4,033
2012	1,610 (±147)	1,458 (±147)	1,330	4,131
2013	1,520 (±122)	1,340 (±118)	1,294	4,094
2014	1,533 (±148)	1,296 (±153)	1,274	4,042
2015	1,427 (±172)	1,186 (±166)	1,280	4,009
2016	1,342 (±168)	1,154 (±167)	1,248	3,939
2017	1,446 (±163)	1,159 (±150)	1,257	3,942
2018	1,550 (±168)	1,322 (±162)	1,221	3,891
Annual Average Percent Change	-1.6%	-2.6%	-0.9%	-0.3%

Source: U.S. Census, ACS 2014-2018 Five-Year Estimates.

While subject to large margins of error, available data from ACS indicates that the decline in the number of Valdez households has occurred in both renter and owner-occupied units, but at a higher rate in the renter-occupied units.

Table 8. Estimated Number of Occupied Housing Units in Valdez, by Occupancy Status, 2010-2018

Year	Occupied Housing Units	Owner-Occupied Units	Renter-Occupied Units
2010	1,668 (±109)	1,219 (±126)	449 (±130)
2011	1,565 (±160)	1,245 (±174)	320 (±119)
2012	1,458 (±147)	1,104 (±144)	354 (±122)
2013	1,340 (±118)	991 (±140)	349 (±106)
2014	1,296 (±153)	957 (±134)	339 (±128)
2015	1,186 (±166)	797 (±144)	389 (±135)
2016	1,154 (±167)	794 (±139)	360 (±125)
2017	1,159 (±150)	943 (±158)	216 (±88)
2018	1,322 (±162)	1,048 (±166)	274 (±91)
Annual Average Percent Change	-2.6%	-1.3%	-3.5%

Source: U.S. Census, ACS 2014-2018 Five-Year Estimates.

Renting Rates

A smaller percentage of households in Valdez are renters (21%) compared to other nearby coastal communities such as Seward (51%), Homer (37%), and Cordova (30%).

Table 9. Percent of Households Renting, Selected Cities, 2014-2018 Five-Year Estimates

	Valdez	Seward	Homer	Cordova
Renter-Occupied Housing Units	274 (±91)	433 (±98)	842 (±69)	302 (±114)
Occupied Housing Units	1,322 (±162)	845 (±140)	2,260 (±101)	1,002 (±151)
Percent of Households Renting	21%	51%	37%	30%

Source: U.S. Census, ACS 2014-2018 Five-Year Estimates.

Housing Supply by Type of Housing

According to ACS data for the 2014-2018 period, single-family homes accounted for 53 percent of the occupied housing in Valdez, while multi-family units accounted for 24 percent. Mobile homes accounted for nearly a quarter of occupied housing units (23%).

Compared to nearby coastal communities with similar population sizes, mobile homes make up an exceptionally high proportion of the housing stock in Valdez (23% compared to 0-7%). Seward's housing stock has a comparable proportion of single-family homes but a much larger percentage of multi-family homes, while Homer and Cordova have similar percentages of multi-family units as Valdez but much higher percentages of single-family homes.

Valdez's high proportion of mobile homes is unique not just in comparison to nearby coastal communities, but also across the Alaska. According to ACS data, the only place in Alaska with more than 500 housing units and a higher percentage of mobile homes is Craig on Prince of Wales Island (27.8%).

Table 10. Number of Occupied Housing Units by Type, City of Valdez, 2014-2018 Five-Year Estimates

Type of Housing Structure	Renter Households	Owner Households	Total	% of Total
Single-family, detached	47 (±44)	609 (±148)	656 (±151)	50%
Single-family, attached	0 (±9)	42 (±50)	42 (±50)	3%
Duplex	47 (±38)	99 (±63)	146 (±68)	11%
Three or four-plex	106 (±61)	0 (±9)	106 (±61)	8%
Five to nine-unit complex	13 (±17)	6 (±10)	19 (±20)	1%
Ten or more-unit complex	46 (±52)	0 (±9)	46 (±52)	4%
Mobile Home	15 (±20)	292 (±121)	307 (±120)	23%
Total	274 (±91)	1,048 (±166)	1,322 (±162)	

Source: U.S. Census, ACS 2014-2018 Five-Year Estimates.

Table 11. Occupied Housing Units by Type, Selected Cities, 2014-2018 Five-Year Estimates

Type of Housing Structure	Valdez	Seward	Homer	Cordova
Single-family, detached	50%	51%	71%	60%
Single-family, attached	3%	2%	2%	8%
Single-Family Total	53%	53%	73%	68%
Duplex	11%	8%	6%	9%
Three or four-plex	8%	22%	8%	12%
Five to nine-unit complex	1%	14%	6%	2%
Ten or more-unit complex	4%	3%	4%	3%
Multi-Family Total	24%	47%	24%	26%
Mobile Home	23%	0%	4%	7%
Total Units	1,322 (±162)	845 (±140)	2,260 (±101)	1,002 (±151)

Source: U.S. Census, ACS 2014-2018 Five-Year Estimates.

The City of Valdez’s Household Population Survey collects information on the type of structure for each household that responds to the survey. These data are in line with those from ACS, also showing 23% of the local occupied housing stock is in mobile homes. The city’s survey data indicates a slightly higher percentage of the housing stock is in single family homes (59% compared to 53% for ACS data) and a slightly lower percentage in multi-family units (16% compared to 24% for ACS data).

Table 12. Number of Households Responding to City of Valdez Household Population Survey, by Structure Type, 2018

Type of Housing Structure	Number	% of Total
Single Family Home	725	59%
Mobile Home/Trailer	286	23%
Duplex/Zero Lot Line/Condo	95	8%
Multi-Family/Apartment	94	8%
Other	21	2%
Total	1,221	

Source: City of Valdez.

Housing Age

Valdez’s housing stock reflects the community’s unique history, with most of the community destroyed or abandoned by ramifications of the 1964 Good Friday earthquake. The community was quickly rebuilt in its current location in the years following the earthquake. A significant number of homes were added in the middle to late 1970’s associated with construction of the Trans Alaska Pipeline System and Valdez Marine Terminal.

According to ACS data, only 3% of Valdez’s existing housing stock was built before 1960. This percentage is similar to that seen in Homer but much less than in Seward (27%) and Cordova (22%). While ACS data indicates none of the currently occupied housing stock was constructed after 2010, this is contradicted by other data described below.

Table 13. Year Built, Occupied Housing Units, City of Valdez, 2014-2018 Five-Year Estimates

Year Built	Estimate	% of Total
2014 or later	0 (±9)	<1%
2010 to 2013	0 (±9)	<1%
2000 to 2009	198 (±92)	15%
1980 to 1999	595 (±135)	45%
1960 to 1979	488 (±135)	37%
1940 to 1959	41 (±38)	3%
1939 or earlier	0 (±9)	<1%

Source: U.S. Census, ACS 2014-2018 Five-Year Estimates.

Table 14. Year Built, Occupied Housing Units, Selected Cities, 2014-2018 Five-Year Estimates

Year Built	Valdez	Seward	Homer	Cordova
2014 or later	<1%	<1%	1%	<1%
2010 to 2013	<1%	<1%	5%	5%
2000 to 2009	15%	7%	18%	9%
1980 to 1999	45%	48%	47%	34%
1960 to 1979	37%	17%	26%	30%
1940 to 1959	3%	18%	3%	16%
1939 or earlier	<1%	9%	<1%	6%
Total Units	1,322 (±162)	845 (±140)	2,260 (±101)	1,002 (±151)

Source: U.S. Census, ACS 2014-2018 Five-Year Estimates.

New Construction

In the last 12 years, housing units added in Valdez have been almost exclusively single-family homes. From 2008 to 2019, an average of 7 new single-family homes were constructed annually, while only 2 multi-family and 2 mobile homes were added during this 12-year period.

Single-family homes made up a smaller proportion of new housing units added during this time in comparable coastal communities. While 94% of new units added in Valdez were single-family, that housing type only made up 45%, 84%, and 84% of those added in Seward, Homer, and Cordova, respectively.

Table 15. Estimated Number of New Housing Units Constructed in Valdez, 2010-2019

Year	Mobile Home	Multi-Family	Single-Family	Total
2008	0	0	10	10
2009	0	0	11	11
2010	0	0	13	13
2011	0	0	9	9
2012	0	0	3	3
2013	0	0	6	6
2014	0	0	3	3
2015	0	0	1	1
2016	0	0	6	6
2017	1	0	15	16
2018	0	0	1	1
2019	1	2	9	12
2008-2019 Total	2	2	87	91

Source: ADOL&WD New Housing Unit Survey.

Table 16. New Housing Units Constructed in Selected Communities, by Type, 2008-2019

Type of Housing Unit	Valdez		Seward		Homer		Cordova	
	Units	% Total	Units	% Total	Units	% Total	Units	% Total
Mobile Home	2	2%	0	0%	1	0%	2	0%
Multi-Family	2	2%	45	55%	74	16%	4	16%
Single-Family	87	96%	37	45%	391	84%	60	84%
Total	91		82		466		66	

Sources: ADOL&WD New Housing Unit Survey.

Housing Cost and Affordability

Housing cost and housing affordability are related but provide different perspectives on a community's housing market. Housing cost is the price owners and renters must pay to secure necessary or desired housing. Housing affordability is how that cost compares to the wages that can be earned in a community.

Rental Prices

ACS provides data on the distribution of rents paid in Valdez across a range from less than \$500 per month to more than \$2,000. Roughly one-third of renters (35 percent) in Valdez pay between \$500 and \$999 in monthly rent and 41 percent pay between \$1,000 and \$1,499.

This data includes the full spectrum of single-family and multi-family rentals. The overall median gross rent (which includes utilities) is \$1,125 (± 87) based on the ACS 2014-2018 Five-Year estimate.

Table 17. Distribution of Gross Rents for Households Paying Rent, 2014-2018 Five-Year Estimates

Gross Monthly Rent	Count	% of Total
Less than \$500	0 (±9)	<1%
\$500 to \$999	81 (±60)	35%
\$1,000 to \$1,499	95 (±54)	41%
\$1,500 to \$1,999	9 (±15)	4%
\$2,000 or more	48 (±39)	21%
Total	233 (±87)	
Median Gross Rent	\$1,125 (±142)	--

Source: U.S. Census, ACS 2014-2018 Five-Year Estimates.
 Note: May not sum to totals due to rounding.

Valdez has higher estimated rents than nearby coastal communities due to fewer low-cost rentals and more high-cost rentals. Less than 1% of renting household paid less than \$500 a month in Valdez, compared to 20% in Seward, 11% in Homer, and 4% in Cordova. On the other end of the spectrum, 21% of Valdez renter households paid more than \$2,000 a month compared to only 4-9% in the other communities.

Table 18. Distribution of Gross Rents for Households Paying Rent in Selected Communities, 2014-2018 Five-Year Estimates

Gross Monthly Rent	Valdez	Seward	Homer	Cordova
Less than \$500	<1%	20%	11%	4%
\$500 - \$999	35%	44%	35%	41%
\$1,000 - \$1,499	41%	29%	39%	38%
\$1,500 - \$1,999	4%	4%	11%	9%
\$2,000 or More	21%	4%	4%	9%
Total Count	233 (±87)	406 (±101)	788 (±68)	217 (±102)
Median Gross Rent	\$1,125 (±142)	\$924 (±142)	\$1,035 (±44)	\$1,057 (±206)

Source: U.S. Census, ACS 2014-2018 Five-Year Estimates.

Another source of data comparing rents in Valdez to other communities is the rent reasonableness standards developed by AHFC for the eight cities where the agency's Housing Choice Voucher Program is available. Based on these standards – which are supposed to be equivalent to average rent prices – Valdez has the highest or second highest average rent for all housing types except two- and three-bedroom units.

Table 19. Payment Standards for Rent Reasonableness, AHFC Housing Choice Voucher Program Cities

	Number of Bedrooms							
	SRO	0	1	2	3	4	5	6
Anchorage	\$633	\$844	\$1,000	\$1,260	\$1,857	\$2,230	\$2,565	\$2,899
Fairbanks	\$542	\$723	\$883	\$1,169	\$1,723	\$2,007	\$2,308	\$2,609
Homer	\$529	\$705	\$845	\$1,000	\$1,230	\$1,600	\$1,840	\$2,080
Juneau	\$694	\$925	\$1,125	\$1,430	\$1,835	\$2,125	\$2,444	\$2,763
Ketchikan	\$603	\$804	\$1,006	\$1,295	\$1,547	\$1,828	\$2,102	\$2,376
Kodiak	\$554	\$739	\$1,061	\$1,397	\$1,689	\$1,929	\$2,218	\$2,508
Mat-Su	\$578	\$770	\$891	\$1,178	\$1,736	\$2,087	\$2,400	\$2,713
Petersburg	\$508	\$677	\$855	\$1,075	\$1,270	\$1,578	\$1,815	\$2,051
Sitka	\$585	\$780	\$975	\$1,235	\$1,600	\$1,800	\$2,070	\$2,340
Soldotna	\$529	\$705	\$845	\$1,000	\$1,230	\$1,750	\$2,013	\$2,275
Valdez	\$713	\$950	\$1,125	\$1,264	\$1,605	\$2,186	\$2,514	\$2,842
Wrangell	\$402	\$536	\$736	\$918	\$1,116	\$1,227	\$1,411	\$1,595

Source: AHFC. Standards are effective 8/2017 (most recent available).

Note: SRO stands for "single room occupancy" and is smaller than an efficiency apartment.

Home Ownership Costs

Valdez's median monthly housing cost for homeowners with mortgages is approximately \$1,711, according to ACS 2014-2018 data. This includes mortgage payments, property taxes, insurance, and condo fees (where applicable). Homeowners without mortgage payments are not included in this estimate. The median monthly cost for owners without mortgages is \$406. One-half of Valdez homeowners (51%) do not have a mortgage on their home.

Homeowner costs in Valdez are similar to those in Homer and Seward and lower than those in Cordova. While only 4% of households with mortgages are paying more than \$3,000 a month in Valdez, two-fifths (21%) are in Cordova.

Table 20. Distribution of Monthly Owner Costs for Households with Mortgages, Valdez, 2014-2018 Five-Year Estimates

Gross Monthly Cost	Count	% of Total
Less than \$500	0 (±9)	0%
\$500 - \$999	56 (±63)	11%
\$1,000 - \$1,499	98 (±71)	19%
\$1,500 - \$1,999	227 (±123)	45%
\$2,000 - \$2,499	48 (±46)	9%
\$2,499 - \$2,999	61 (±58)	12%
\$3,000 or More	19 (±29)	4%
Total Units	509 (±136)	
Median Monthly Cost	\$1,711 (±191)	

Source: U.S. Census, ACS 2014-2018 Five-Year Estimates.

Table 21. Distribution of Monthly Owner Costs for Housing Units with Mortgages in Selected Communities, 2014-2018 Five-Year Estimates

Gross Monthly Cost	Valdez	Seward	Homer	Cordova
Less than \$500	<1%	<1%	1%	<1%
\$500 - \$999	11%	<1%	8%	12%
\$1,000 - \$1,499	19%	41%	29%	12%
\$1,500 - \$1,999	45%	41%	28%	20%
\$2,000 - \$2,499	9%	9%	19%	23%
\$2,500 - \$2,999	12%	5%	9%	11%
\$3,000 or More	4%	4%	8%	21%
Total Count	509 (±136)	332 (±94)	871 (±73)	324 (±88)
Median Monthly Cost	\$1,711 (±191)	\$1,755 (±349)	\$1,740 (±83)	\$2,120 (±387)

Source: U.S. Census, ACS 2014-2018 Five-Year Estimates.

Home Value and Sales

The median value of owner-occupied housing in Valdez is \$189,700, based on ACS data. The Valdez median is below Seward (\$235,000), Homer (\$237,300), and Cordova (\$316,200). The likely explanation is the high rate of mobile home ownership. Valdez has a significantly higher percentage of homes valued less than \$50,000 than other nearby coastal communities (27% compared to 0-9%). Valdez also has a much lower percentage of high-value homes, with less than one percent of owner-occupied homes worth more than \$500,000, compared to 8-14% in Seward, Homer, and Cordova.

Table 22. Value of Owner-Occupied Housing Units, Valdez, 2014-2018 Five-Year Estimates

Value	Count	% of Total
Less than \$50,000	286 (±118)	27%
\$50,000 to \$99,999	22 (±21)	2%
\$100,000 to \$149,999	93 (±64)	9%
\$150,000 to \$199,999	167 (±92)	16%
\$200,000 to \$299,999	235 (±132)	22%
\$300,000 to \$499,999	245 (±83)	23%
\$500,000 to \$999,999	0 (±9)	<1%
\$1,000,000 or more	0 (±9)	<1%
Median Value	\$189,700 (±26,058)	
Total Units	286 (±118)	

Source: U.S. Census, ACS 2014-2018 Five-Year Estimates.

Table 23. Value of Owner-Occupied Housing Units in Selected Communities, 2014-2018 Five-Year Estimates

Value	Valdez	Seward	Homer	Cordova
Less than \$50,000	27%	<1%	3%	9%
\$50,000 to \$99,999	2%	4%	2%	1%
\$100,000 to \$149,999	9%	13%	3%	7%
\$150,000 to \$199,999	16%	16%	15%	4%
\$200,000 to \$299,999	22%	35%	38%	22%
\$300,000 to \$499,999	23%	24%	32%	43%
\$500,000 to \$999,999	<1%	8%	7%	14%
\$1,000,000 or more	<1%	<1%	1%	<1%
Median Value	\$189,700 (±26,058)	\$235,000 (±32,077)	\$273,300 (±8,606)	\$316,200 (±24,212)
Total Units	1,048 (±166)	412 (±102)	1,418 (±88)	700 (±132)

Source: U.S. Census, ACS 2014-2018 Five-Year Estimates.

ACS data on home values are comparable to those obtained from Valdez’s property tax rolls especially if one assumes that tax assessments are generally somewhat below market prices. The median assessed value for all tax parcels with buildings and located in residential zoning districts is \$171,500.

Table 24. Number of Valdez Property Tax Parcels with Buildings and Accessed Values, by Residential Zoning District, 2019

Zoning District	Number of Parcels with Buildings	Median Assessed Land and Building Value	Median Accessed Building Value	Average Accessed Land Value
Single Family Residential	538	\$188,250	\$155,100	\$34,119
Residential Mobile Home	185	\$54,700	\$32,200	\$24,452
Rural Residential	174	\$136,550	\$117,450	\$15,947
Multiple Family Residential	149	\$184,700	\$164,700	\$40,785
Commercial Residential	59	\$141,800	\$105,300	\$35,292
Single/Two Family Residential	21	\$174,200	\$144,300	\$28,810
Semi-rural Residential	20	\$212,400	\$202,800	\$37,659
Total Residential	1,146	\$171,500	\$144,450	\$30,070

Source: City of Valdez.

Note: Raw land tax parcels (those with no accessed building value) are excluded from the data in this table.

Housing Affordability

One in six (17%) Valdez households is estimated to be cost burdened, which is defined as spending more than 30% of household income on housing costs. This compares favorably to nearby coastal communities such as Seward (32% of households cost-burdened) and Homer (33%). Cordova is similar to Valdez with a 16% cost-burden rate. While housing costs are somewhat higher in Seward and Homer, higher incomes in Valdez and Cordova appear to be the main driver of a lower cost-burden rate in these communities.

Table 25. Cost-Burdened Households, Selected Communities, 2014-2018 Five-Year Estimates

	Valdez	Seward	Homer	Cordova
Median Monthly Housing Costs	\$999	\$1,240	\$1,114	\$1,043
Median Annual Household Income	\$95,847	\$76,410	\$59,837	\$85,970
Estimated Number of Cost-Burdened Households	224	270	754	162
Percentage of Households Cost-Burdened	17%	32%	33%	16%

Source: U.S. Census, ACS 2014-2018 Five-Year Estimates.

Household Characteristics

Household Size

The average household size in Valdez for the 2014-2018 period was 2.83 people, including an average of 3.80 people in family households.

Table 26. Household Size (Number of People), Selected Communities, 2014-2018 Five-Year Estimates

	Valdez	Seward	Homer	Cordova
Average Household Size	2.83	2.65	2.42	2.96
Average Family Size	3.80	3.37	2.98	3.38
Households with at least one < 18 years old	25%	32%	27%	27%
Households with at least one > 60 years old	35%	30%	44%	40%

Source: U.S. Census, ACS 2014-2018 Five-Year Estimates.

Length of Tenure in Current Housing

Two thirds (66 percent) of households moved into the current housing unit between 2000 and 2014. The most common move-in period was 2010 to 2014, representing 41 percent of all households.

Table 27. Year Household Moved into Unit, 2014-2018 Five-Year Estimates

Year of First Occupancy	Estimate	% of Total
2017 or later	40 (±37)	3%
2015-2016	98 (±47)	7%
2010-2014	537 (±152)	41%
2000-2009	328 (±155)	25%
1990-1999	123 (±86)	9%
1989 or earlier	196 (±108)	15%

Source: U.S. Census, ACS 2014-2018 Five-Year Estimates.

Household Telephone Survey

Results of a telephone survey of 210 randomly selected Valdez households are presented below. Based on this survey's sample size, the maximum margin of error associated with survey findings is ± 6.6 percent at the 90 percent confidence level. See the methodology section of this report for additional survey details.

Survey data was analyzed as a whole, as well as for various subgroups, including length of residency, rent/own, presence of children and seniors in the household, income level, and other subgroups. Only statistically significant differences between subgroups are reported.

Data in tables may not sum to 100% due to rounding.

Current Housing Status

Rent vs. Own

Three-quarters (74%) of survey respondents own their current home in Valdez, while 20% rent and 5% have another housing arrangement. These results are consistent with the latest ACS data, which indicates that renters make up 21% of occupied housing units.

Subgroup analysis

Similar proportions of those living in mobile homes and those living in single-family homes reported owning their home (85-86%). Most of those in other housing types reported renting (59%).

Table 28. Do you rent or own your current home in Valdez?

n=210	% of Total Weighted
Own	74
Rent	20
Other arrangement	5
Refused	1

Years in Current Home

Almost half (46%) of survey respondents have lived in their current home for five years or less, while 16% have lived in their home for 6 to 10 years, 21% for 11 to 20 years, and 14% for over 20 years. The average length of residency for all households surveyed was 10.5 years.

Subgroup analysis

Those living in mobile homes had the highest average tenure in their current home (14.8 years), compared to 11.3 years for those in single family homes and 8.4 years for those in attached homes or multi-family situations. One in six (16%) mobile home households report living in their current housing for more than 30 years, compared to just 2-6% of other respondents.

Table 29. How many years have you lived in your current home?

n=210	% of Total Weighted
5 years or less	46
6-10	16
11-20	21
21-30	8
Over 30	6
Don't know	1
Refused	1
Average	10.5 years

Type of Housing

The largest proportion (65%) of respondents currently live in a stand-alone, single family home, with 12% living in a mobile home or trailer, 11% in an attached home such as a duplex or zero lot line, 10% in an apartment, 1% in a condominium, and 2% in another form of housing.

Based on other sources of data, it appears that the survey somewhat under sampled those in mobile homes. ACS and City of Valdez Population survey data both indicate that mobile homes make up 23% of occupied housing units, whereas 12% of the survey sample resided in this housing type.

Subgroup analysis

Three-quarters (74%) of homeowners live in a stand-alone, single family home, versus 34% of those who rent. Over half of renters (58%) live in either an attached home or an apartment.

Table 30. Which type of housing do you currently live in?

n=210	% of Total Weighted
A stand-alone, single family home	65
A mobile home or trailer	12
An attached home such as a duplex or zero lot line	11
An apartment	10
A condominium	1
Other	2

Age of Home

Among respondents who know the age of their home (28% do not), homes averaged 33 years old. Only 8% of homes were reported as ten years old or less.

Subgroup analysis

More than half of mobile homes were reported to be over 40 years old (61%), compared to just 24% of single family homes in the survey sample.

Table 31. How many years ago was your home built?

n=210	% of Total Weighted
10 years or less	8
11-20	11
21-30	11
31-40	17
41-50	18
Over 50	7
Don't Know	28
Average	32.8 years

Size of Home

Housing size among respondents averages 1,783 square feet. The size of housing is fairly evenly spread out among respondents from 14% who live in 1,000 square feet or less, to 20% in 1,001 to 1,500 square feet, 16% in 1,501 to 2,000 square feet, and 17% in 2,001 to 3,000 square feet. Six percent live in housing larger than 3,000 square feet.

Table 32. Approximately how many square feet is your current home?

n=210	% of Total Weighted
1,000 or less	14
1,001-1,500	20
1,501-2,000	16
2,001-3,000	17
Over 3,000	6
Don't Know	25
Refused	3
Average	1,783 ft²

Homes contain an average of 3 bedrooms. One-third (33%) of homes have less than 3 bedrooms and 23% have more.

Table 33. How many bedrooms are in your home?

n=210	% of Total Weighted
1	10
2	23
3	43
4	14
5+	9
Refused	1
Average	3 bedrooms

Housing Costs

Monthly housing costs (rent or mortgage payments) are over \$1,000 for 40% of respondents, and \$1,000 or less for 17%. Thirty-one percent of respondents do not currently make housing payments. Over half (58%) of respondents 60 years of age or older are not making payments.

Table 34. Approximately how much is your monthly rent or mortgage payment?

n=210	% of Total Weighted
\$750 or less	8
\$ 751-\$1,000	9
\$1,001-\$1,250	10
\$1,251-\$1,500	15
Over \$1,500	15
Not making any payments	31
Don't Know	4
Refused	8
Average	\$1,298

Among those answering questions on housing costs (8% refused this question), 19% report these payments represent more than 30% of their household's combined monthly income. This is similar to ACS data which puts cost-burdened households (those paying more than 30% of their incomes to housing costs) at 17%.

Satisfaction with Housing

Overall Satisfaction

Most respondents (85%) report satisfaction with their current housing, though respondents were more likely to be satisfied (52%) compared to very satisfied (33%). Only 13% were dissatisfied, including just 3% that were very dissatisfied.

Subgroup analysis

A larger proportion of those who have lived in Valdez over 10 years report net satisfaction, at 92%, compared to 74% of those with residency of 10 years or less. One-quarter (24%) of those who have lived in Valdez for 10 years or less report they are dissatisfied or very dissatisfied, as do 29% who do not own their home.

Table 35. Overall, are you satisfied with your current housing?

n=210	% of Total Weighted
NET Satisfied	85
Very satisfied	33
Satisfied	52
NET Dissatisfied	13
Dissatisfied	11
Very dissatisfied	3
Don't know	2

Satisfaction with Specific Features

Respondents were asked about their level of satisfaction with an array of features in their current housing. At least half are satisfied (satisfied or very satisfied) with every feature in the list. The largest proportion (88%) report net satisfaction with parking, followed by indoor air quality (83%), and number of bedrooms (80%). The highest level of dissatisfaction was found for suitability for seniors to age in place (36% net dissatisfied) and energy efficiency (28% net dissatisfied).

Subgroup analysis

A smaller majority of mobile home households were satisfied with state of repair and design qualities (58% and 56%, respectively) compared to single family home households (83% and 89%, respectively). Roughly three in ten mobile home households were dissatisfied with these two features of their housing, though relatively few reported being “very dissatisfied” (4% for both).

Table 36. How satisfied are you with each of the following features of your current housing?

n=210	% of Total Weighted							
	NET Satisfied	Very Satisfied	Satisfied	NET Dissatisfied	Dissatisfied	Very Dissatisfied	NA	DK
Parking	88	34	54	8	6	2	4	-
Indoor air quality	83	23	59	14	12	2	3	-
Number of bedrooms	80	30	50	11	10	2	8	1
Design qualities and attractiveness	79	24	55	14	12	2	4	3
State of repair	78	23	55	14	11	3	4	3
Suitability for children	74	29	45	12	8	4	13	1
Value for the price	69	28	41	22	16	6	6	2
Energy efficiency	68	19	49	28	24	4	4	-
Suitability for seniors to age in place	51	11	41	36	25	11	10	3

Note: DK = Don't Know. Data may not sum to subtotals due to rounding.

Presence of Various Housing Issues

Respondents were asked about whether various potential issues were present in their current housing. One-third (33%) experienced draftiness, 21% experienced plumbing issues, 16% mold, 12% structural issues, and 8% neighborhood crime. Less than half of households (46%) experienced none of the issues listed.

Subgroup analysis

A larger proportion of renters than homeowners experience draftiness (48% of renters versus 28% of owners) and plumbing issues (37% versus 15% of owners). Mold and neighborhood crime were much more likely to be reported by mobile home households (29% and 33%, respectively) compared to those in other housing situations (less than 15% and less than 6%, respectively).

Table 37. Which of the following, if any, do you experience in your current housing?

n=210	% of Total Weighted
Draftiness	33
Plumbing issues	21
Mold	16
Structural issues	12
Neighborhood crime	8
None of the above	46
Don't know	1

Quality of Rental Options

Renters were asked their opinion on the quantity of good options available in the local rental market. Over three-quarters (77%) of renters said there were few good options in the Valdez rental market. Only 5% of renters think there are many good rental options.

Subgroup analysis

All renters (100%) in mobile homes reported that there were few good options in the Valdez rental market, compared to 84% of single-family home renters and 72% of renters in other housing types (including apartment buildings, multi-plexes, and attached homes).

Table 38. In general, do you think the Valdez rental market has many good options, some good options, or few good options?

(Base = Renters)

n=41	% of Total Weighted
Few good options	77
Some good options	15
Many good options	5
Don't know	3

Rating Housing Quality, Affordability, and Availability

While relatively few respondents were dissatisfied with their own housing, a clear majority of respondents rated various measures of Valdez's housing market poorly. More than three-quarters rated housing availability in the city as poor or very poor (83%), including 36% that rated availability as very poor.

Similar portions of households rated housing affordability as poor (81%), including 34% saying very poor.

More than a half (55%) of households surveyed Valdez's housing quality as poor or very poor.

Subgroup analysis

Respondents who have lived in Valdez for 10 years or less are more likely to report availability of housing as very poor, at almost half (48%), and quality of housing as poor or very poor (67%). Slightly more than one-

quarter (28%) of respondents who have lived in Valdez longer than ten years rate housing availability as very poor and 47% rate quality of housing as poor or very poor.

Households living in attached or multi-family housing were much more likely to rate availability and quality of housing as very poor in Valdez. More than half (52%) of these respondents rated housing availability as very poor, compared to 30-34% of those living in single family homes or mobile homes. Similarly, a third (32%) of households in attached or multi-family housing rated housing quality in Valdez as very poor, compared to just 8-9% of other households.

Table 39. For each of the following aspects of housing in Valdez, please tell me whether you think it is very good, good, poor, or very poor?

n=210	% of Total Weighted						
	NET Good	Very Good	Good	NET Poor	Poor	Very Poor	DK
Quality of housing	40	5	35	55	41	14	5
Affordability of housing	15	2	12	81	47	34	4
Availability of housing	12	3	9	83	47	36	5

Note: Data may not sum to subtotals due to rounding.

Future Housing Plans

Looking for New Housing

Respondents were asked whether they were currently looking for different housing in Valdez. Less than a quarter (17%) say yes, though an additional 16% expect to look for new housing in Valdez within the next five years.

Subgroup analysis

More than a third of renters (35%) are currently looking for new housing, compared to 10% of homeowners.

Table 40. Are you looking for different housing in Valdez?

n=210	% of Total Weighted
No	61
No, but expect to in the next five years	16
Yes	17
Don't know	6

Reasons Looking for New Housing

Among those looking or expecting to look for new housing, the most cited reasons were the need for more space (36%) and a desire to own their housing (24%). The next most common responses were downsizing (5%) and aging/need or more care (5%). Other reasons were each cited by fewer than 5% of respondents.

Table 41. What is the main reason you are looking, or expect to look, for new housing?

(Base = Those looking or expecting to look for housing within the next five years)

n=69	% of Total Weighted
Need more space	36
Want to own	24
Downsizing	5
Aging/need more care	5
Building a home	4
Parking (boat, car, other)	3
High cost of rent	3
Family/roommate issues	3
Location	2
Building quality	2
Other	11
Refused	3

Desired Future Housing

Three-quarters (77%) of respondents looking for, or expecting to look for, new housing expect to look for a stand-alone, single family house. The next most type of housing reported was apartment (8%) and zero lot line (4%). Despite mobile homes making up a large portion of the local housing stock, only 1% of those looking for new housing expect to look for a mobile home.

Table 42. Which type of housing are you looking for or expecting to look for?

(Base = Those looking or expecting to look for housing within the next five years)

n=69	% of Total Weighted
Stand-alone, single family house	77
Apartment	8
Attached home (i.e. duplex or zero lot line)	4
Condominium	2
Mobile home or trailer	1
Other	2
Don't know	3
Refused	3

More than two-thirds of those looking for new housing (69%) expect to buy their housing, while 22% expect to rent and 9% don't know.

Table 43. Are you more likely to rent or buy?

(Base = Those looking or expecting to look for housing within the next five years)

n=69	% of Total Weighted
Buy	69
Rent	22
Don't know	9

Likelihood to Move from Valdez

Almost one-third of respondents (31%) report they are somewhat or very likely to move from Valdez within the next five years, while 67% are not likely.

Table 44. How likely are you to move from Valdez within the next five years?

n=210	% of Total Weighted
Very likely	17
Somewhat likely	14
Not likely	67
Don't know	2

Inability to Move to Valdez

Nearly a third (30%) of Valdez residents surveyed reported having family, friends, or work colleagues who would like to move to Valdez but cannot due to lack of housing.

Table 45. Do you have any family members, friends, or work colleagues that would like to move to Valdez but cannot because of lack of housing?

n=210	% of Total Weighted
No	69
Yes	30
Don't know	1

Senior Housing

Nearly a quarter (23%) of households include at least one member over 65 years of age.

Table 46. How many seniors (65+ years) live in your household?

n=210	% of Total Weighted
0	76
1	16
2	7
Refused	1

Seventeen percent of households with seniors report that at least one member of the household is somewhat or very likely to move to an assisted living or nursing home facility in the next five years, while 75% say this is unlikely.

Table 47. How likely is it anyone age 65 or older in your household will need to move to an assisted living or nursing home facility in the next five years?

(Base = Households with at least one senior)

n=48	% of Total Weighted
Very likely	6
Somewhat likely	11
Not likely	75
Don't know	8

City Housing Efforts

Most respondents, 85%, are supportive or very supportive of the City of Valdez taking steps to address housing issues in the community, with only 9% not supportive.

Subgroup analysis

Across a variety of subgroups, respondents had similar opinions on support for city housing efforts.

Table 48. How supportive are you of the City of Valdez taking steps to address housing issues in the community?

n=210	% of Total Weighted
Very supportive	60
Supportive	25
Not supportive	9
Don't know	6

Support for Specific Possible City Housing Efforts

Respondents were also asked about their level of support for several specific steps the City of Valdez could consider regarding housing. The inclusion of these questions does not necessarily imply that the city is considering these options.

The city housing efforts that garnered the most support were “releasing more city lands for housing development” and “exploring partnership to develop housing for seniors.” Both of these efforts enjoyed wide support with 58-59% reporting being very supportive and an additional 27-32% supportive. Only 5% of respondents were not supportive of senior housing partnerships, while 9% were not supportive of releasing more city lands.

All other housing steps considered in the survey garnered at least 60% support (very supportive and supportive combined), including providing tax breaks to developers to lower the cost of new housing (80% supportive), increasing development of tiny houses (74%), zoning changes to increase housing density (60%), and City-led housing development (60%).

Opposition to potential City housing efforts was greatest for zoning changes to increase housing density and city-led housing development. Nearly a third (30%) of respondents were not supportive of these potential steps by the City of Valdez.

Table 49. How supportive are you of the City of Valdez taking the following steps regarding housing?

n=210	% of Total Weighted			
	Very Supportive	Supportive	Not Supportive	Don't Know
Releasing more city lands for housing developments	59	27	9	5
Explore partnerships to develop housing for seniors	58	32	5	5
Tax breaks to developers to lower the cost of new housing	44	36	15	6
Support increased development of tiny houses	40	34	19	6
Zoning changes to increase housing density	32	28	30	10
City-led housing development	27	33	30	10

Comments about City Housing Efforts

Respondents were asked if they had any other comments regarding housing efforts by the City of Valdez. A full list of responses is provided in Appendix B.

Demographics

Survey respondent demographics are included in Appendix C.

Key Informant Interviews

A series of interviews was conducted to gather insights regarding housing conditions, barriers to housing development, housing priorities, and other topics. Interviews were conducted with a broad range of Valdez business owners and housing market stakeholders. A total of 22 people were interviewed for this study.

The majority of interviews were conducted using a standard interview protocol. Some interviewees were asked industry-specific and other questions. See Appendices D and E for the Interview Protocol and list of those interviewed.

Following is a summary of key themes identified from the interviews and selected paraphrased comments.

Housing Demand and Gaps

Rental Market

Nearly all interviewees reported that the rental housing market in Valdez is very tight. This shortage is particularly acute in the summer and in the downtown area. People that move to Valdez for work typically have to rent a hotel room or a room in someone's house for a month or significantly longer while trying to find more permanent housing. Resourceful, organized renters with good rental histories and incomes can typically find a place eventually, but others struggle to find rental housing, and some end up leaving town as a result.

A lot of folks rent out rooms in their houses. These help address some of the need for low-cost rentals, but they are typically not a top choice for most renters.

Many landlords do really well specializing in renting to people working across the bay – that's a different market than rentals for families.

Renters want to be located in town. Many renters don't have reliable access to transportation.

There would be a serious shortage of rentals if Aleutian trailer park shuts down.

Moving to Valdez is a nightmare for the first while.

Pet friendly units frequently in demand but very hard to find.

Rental stock was built up in late 60s to late 70s. It's showing some age and not many great options.

Some landlords have had to become more selective to make sure renters pay their rent.

There are 55 AHFC low-income rental assistance vouchers assigned to Valdez right now, with all in use and a waiting list for them of about 30 people. There is demand by people that qualify for another 15-20 vouchers or so, but it probably wouldn't be possible to find units for all those renters.

Home Ownership Market

Interviewees identified gaps in both the starter home market (less than \$300,000) and the “step up” home market (typically in the \$300-\$375,000 range). There was little discussion of gaps related to higher-end homes, and a perception that despite somewhat limited options the higher end home market is healthy.

Limited choice is somewhat to be expected in a small town.

Home values have increased considerably in recent years.

Homes typically sell via word of mouth before officially going on the market.

It's all of the above. We need more of everything. The only thing we don't need more of is mobile or modular homes.

The few vacant lots out there typically aren't for sale. People are waiting to build on them later when they retire.

City was basically rebuilt after 1964, so there isn't that really old stock. That would typically be the lower end of the market.

If more houses were on the market they would sell but it's fickle since everyone wants something different.

Some houses are less expensive to purchase but extremely inefficient and expensive to operate.

Overall housing is fairly affordable when you look at incomes.

Ok quality considering. Some say poor quality. Biggest issue is with mobile homes that probably should be condemned.

What is a reasonable expectation for affordable housing? People need to lower expectations for what they are going to get for any given price range.

Housing Construction

The most frequently cited barriers to affordable housing are the cost of construction and a lack of available land. Those interviewed frequently mentioned the cost of concrete as particularly high. Other causes of high construction costs mentioned by multiple people included transportation costs; engineering and building code requirements related to seismic and snow load considerations; a labor shortage; high land costs; and costs associated with putting in utilities such as sewer and water when not provided by the city.

For many years there has been only one professional builder focused on Valdez's residential market at any one time. Reasons given for this include the high cost of building – which makes it more difficult to make a profit – and low volume compared to other areas such as the Mat-Su. Several interviewees noted that the current active builder has an excellent reputation for quality construction, and is selling single family homes for prices that are as affordable as possible in the community (especially when taking into account the lower cost to operate a

more efficient home). In addition to the one residential-focused builder, there is at least one commercial builder occasionally building residences as well as several individuals building one-off homes.

Cost to construct is super high. Hard to get something you want unless you do it yourself.

Have to have your act together to build affordable housing here.

Local builder is doing really good work and building quality homes at the lowest price possible. It is still too expensive or not big enough for some folks, but that isn't a fault of the builder.

Building multi-family units requires more upfront investment and seems riskier. And then someone has to operate the rentals.

Owner/builder stuff is as common as professional home building because that is the only way folks can get something they want for a reasonable price.

Desirable land just not very available.

Senior Housing

While it typically is not listed as the top housing gap, there is universal recognition that more senior housing is needed in Valdez. The Valdez Senior Center is seen as an important community resource with a large waiting list that reflects unmet demand. Officials with the Valdez Senior Center estimate there is enough demand to keep another 10-12 apartments full (in addition to the existing 15 units).

While the Valdez Senior Center has staff that can help with some Activities of Daily Living (ADLs), the center is not an assisted living facility. It is recognized that there is a need for an assisted living facility but also a need to be creative to make it work in a small town.

Multiple interviewees noted that providing options for seniors that want to move would free up single family housing for families and others. Multiple people indicated that there is developable land near the Senior Center and an expansion has been under discussion for some time.

There is a huge gap in senior housing. We have folks contact us that probably shouldn't be living by themselves.

I would like to see options that allow people to age here. Affordability is probably the biggest issue for many seniors, rather than a need for an assisted living facility.

Is there a need for senior housing? Yes, but less so than family housing.

Private parties have come in and tried to set up an assisted living facility but when city didn't give them land free and other help they backed away.

Housing Gaps and Local Economy

When asked about the impact of housing gaps on the local economy, the most common issue discussed was employee retention. The workers most impacted are those in lower wage sectors such as the service industry. The town's major employers in other sectors – such as the seafood processors, Coast Guard, Edison Chouest, and others – generally have built bunkhouses or crew houses and report few issues resulting from any housing gaps in Valdez. Other higher wage employees, such as the those working at the Valdez Marine Terminal, typically have more housing options due to higher incomes, better credit and rental histories, and other factors.

One interviewee noted that Valdez's housing shortage has led to a depressed population, and argued that improved housing affordability and availability has the potential to lead to population growth.

Many employers have had to buy crew houses to make it work. Without that workers would not be able to afford to move to town for these jobs.

Workforce housing is the biggest housing issue in town. Need affordable rental units for folks that currently work in the service industries.

A lot of people work for a summer and fall in love with the place. They try to stay year-round but often can't find desirable housing and just give up and leave.

Can you have a housing crisis with a declining population?

We have definitely lost good people due to housing issues.

Certain jobs don't pay enough to cover the cost of housing comfortably. Employers have to look for other ways to meet their needs, like more outsourcing/contracting rather than as many in-house hires.

Housing for seasonals is pretty tough. Plays into the longevity of working in these jobs.

City Role in Housing Efforts

Every interview included discussion of the role of the City of Valdez in addressing any housing gaps present in the community. A widespread sentiment is present that the city should make more of its land available for housing development. Land availability is seen as a key limitation, especially in the downtown area, and a low hanging fruit for the city. Specific parcels frequently discussed included the Woodside parcel, an extension of the Cottonwood subdivision, as well as other areas.

Though typically not mentioned as the top priority, there was near unanimous support for more city efforts related to senior housing. Reasons mentioned include existing city involvement through support for the Valdez Senior Center; availability of city land near the senior center for expansion; and the observation that senior housing is an area on which the private sector is less focused.

There was less agreement on other potential actions the city could take. Several interviewees would like to see a review of potential improvements to zoning, building codes, and other housing regulations, but are also realistic any changes may not fundamentally change housing dynamics in the community.

Several respondents indicated strong opposition to the city getting too involved in housing development beyond land sales, citing concerns regarding competition with the private sector.

City should open up more opportunities via land sales.

Not a single approach but a multi-pronged approach needed from city.

Even if they open up land stuff not going to necessary fly off the shelves.

Corbin creek subdivision went well all in all. Not as affordable as ideal but it filled up and added some good options for some people.

Why hasn't additional road or two been added to cottonwood subdivision? Good question.

No builder can afford to build on a 40-acre parcel. Chunk things up so it's feasible to develop.

If someone brought a proposal, they should entertain variances and exceptions. It's my sense that's generally the case.

Probably makes sense to loosen some of the rules, such as in the single family zoning district.

Not just about building new housing but also helping folks afford what is available.

There has been a history of frustration with the city planning department. It seems better now but it's been so inconsistent over the last 20 years.

We've always been short on multi-family. Partly a zoning issue for sure. Just very little multi-family zoning out there.

Blast city budget at housing. Multi-plex apartment style duplexes – not top of the line but affordable – is what the city needs. Everywhere.

Not the city's job to open businesses or sell homes. City should just sell land.

Corbin Creek was a real good idea and it filled up nicely. The city could do something like that again. I really do think it will take something like that.

City permitting process can be challenging due to strict requirements.

Turnover in city leadership doesn't help with developing the partnerships needed.

Utility expansion is more important than zoning.

Whenever you get a permit have to go through zoning and that's where you have trouble.

The city has a fair amount of money so that is nice but the question is how to get involved without competing with private sector.

Have we over engineered our homes? Would be something to look at.

Housing Gap Analysis

This section summarizes the various sources of information collected on Valdez's housing situation with the goal of clarifying the housing gaps present in the community.

The following gaps, and related general observations, are evident:

- Expansion of Valdez's housing inventory would be beneficial, especially in multi-family housing but also in single family housing and senior housing.
- Housing availability and affordability are bigger issues than housing quality.
- High median wages in the community contribute to disparities in housing affordability. Most of the private housing development has focused on single family homes for moderate to higher income residents. This leaves the biggest gap for lower income residents and new residents looking for rentals.
- Housing gaps are likely somewhat of a barrier to economic and population growth in the community.
- There is a very high level of dissatisfaction with Valdez's housing situation in the community and equally high levels of support for city action on the topic. These are strong signs of the presence of housing gaps in the community. See following section of this report for a discussion of implications of housing gaps for the City of Valdez.

Rental and Multi-Family Housing

A variety of observations point to rental housing as a top housing gap in Valdez.

Based on survey results, a very high proportion of renters consider there to be few good options in the local rental market. All renters in mobile homes reported that there were few good options as well as 84% of single-family home renters and 72% of renters in attached homes and multi-family complexes.

Valdez has experienced a decline in the number of occupied housing units over the last decade. This decline has been steepest for renter-occupied units. A possible explanation is conversion of housing, especially rentals, into crew houses, vacation rentals, and second homes. Data purchased from airdna.co indicates that 33 whole houses were available for rent on AirBnB or VRBO in Summer 2019, up from a peak of 10 in summer 2017.

The percentage of households renting is lower in Valdez than other nearby coastal communities – with 21% renting compared to 30-51% in Homer, Seward, and Cordova. This is especially notable when taking into account that a significant number of Valdez rentals are higher end homes (21% of Valdez renter households paid more than \$2,000 a month compared to just 4-9% in the other communities).

Recent new housing starts have been almost exclusively focused on single family housing units, with only two multi-family units constructed since 2008.

Multi-family housing makes up a much larger portion of the housing stock in other similar communities such as Homer and Seward. This particularly true for 5-9 unit complexes, which are also promising from an affordability standpoint.

Estimating the number of additional rental housing units needed is hampered by a lack of data on rental vacancy rates in the community. By most accounts rentals vacancies are nearly always immediately filled through a waiting list or word of mouth. Furthermore, an unknown number of mobile home owners, seasonal residents, and others would rather rent an apartment than other options currently utilized.

Single Family Housing

Single family housing, not including mobile homes or trailers, is the most desirable housing type for most Valdez residents. Various sources of information indicate that there is unmet demand for single family housing in Valdez.

A gap between active residential-focused professional builders contributed to a decline in new single-family home construction seen between 2012 and 2016. A spike in home construction in 2017 was associated mostly with crew housing constructed for Edison Chouest employees. Other than those exceptions, Valdez has typically seen construction of about 10 single family homes annually, nearly all presold or owner built.

Similar to rental housing, Valdez's owner-occupied housing stock appears to be declining, likely due in part to an increase in vacation rentals, crew houses, and second homes.

More than a third of renters (35%) are currently looking for new housing, compared to 10% of homeowners. Of those looking, three-quarters (77%) would prefer a stand-alone, single family house. Among those looking or expecting to look for new housing, the most cited reasons were the need for more space (35%) and a desire to own their housing (24%).

Senior Housing

Nearly a quarter (23%) of households include at least one member over 65 years of age. Of these, 6% (or 1.3% of all Valdez households) indicated that someone in their household is very likely to need to move to an assisted living or nursing home facility in the next five years. These percentages can be translated into at least 20 residents very likely to need assisted living housing in the next five years. An additional 40 residents are somewhat likely to need to move to this type of housing in the next five years.

More than a third of households are dissatisfied with their current housing's suitability for seniors to age in place. That includes 11% that are very dissatisfied with the feature of their current housing.

Fewer households with seniors are cost-burdened than households without seniors (16% compared to 30%, respectively). This could be partly due to the fact that half of Valdez homeowners do not have a mortgage on their home, as well as the fact that the city exempts seniors from local property taxes (up to \$150,000 in home value).

Officials with the Valdez Senior Center estimate there is enough demand to keep another 10-12 apartments full, nearly double what is currently available.

Affordable Housing

Due primarily to higher incomes, Valdez is better situated than many communities when it comes to customary measures of housing affordability. One in six (17%) Valdez households is estimated to be cost burdened, which is defined as spending more than 30% of household income on housing costs. This compares favorably to Cordova (32% of households cost-burdened) and Homer (32%).

While rents are slightly higher on average, homeowner costs in Valdez are similar to those in Homer and Seward and lower than those in Cordova.

Data from the household survey paints a more mixed picture. Roughly half of residents rate Valdez's housing affordability as poor and another third rate it as very poor. On the other hand, two-thirds of households say they are satisfied with the value for the price of their current housing. Possible explanations for these contradictions include the fact that those unable to find a reasonable housing situation often leave the community; a satisfaction with current housing but memory of a very difficult time upon moving to the town; and the high impediments associated with changing housing.

Mobile Homes Residents

Interviewees frequently discussed Valdez's unusually large number of mobile homes and the deteriorating quality of this housing stock. More than half (61%) of mobile homes were reported to be over 40 years old and three in ten mobile home households report problems with mold.

While there is clearly a mix of situations facing mobile home residents, a significant portion of these residents appear to be stuck in this type of housing. Despite mobile homes making up nearly a quarter of the local housing stock, only 1% of those looking for new housing expect to look for a mobile home. Of current mobile home residents, 42% are looking for different housing or expect to in the next five years. Most of them are looking to buy single-family homes but the mean combined household income for those in mobile homes is nearly half the overall average at just \$50,000.

Economic Impact of Housing Gaps

Reasonably priced and available housing are underpinnings of economic and community well-being. Many indicators suggest the local housing inventory is not meeting this basic need effectively. The findings in this study point most clearly to a negative impact on population growth in recent years.

The vast majority of residents in Valdez rate the town's housing availability and affordability as poor or very poor (more than 81% for both). This is especially true for those living in the community for 10 years or less. Interviews highlighted the "nightmare" many faced when moving to town, piecing together various substandard rentals and other options for months or years before finding functional long-term housing.

Almost one-third of respondents (31%) report they are somewhat or very likely to move from Valdez within the next five years. In addition, nearly a third (30%) of Valdez residents surveyed reported having family, friends, or work colleagues who would like to move to Valdez but cannot due to lack of housing.

Interviews with employers suggest a mix of responses to Valdez's housing limitations have produced workable results for many employers but are a hurdle for others. Lower wage workers and their employers are the most impacted, but there is a sense that the overall impact of housing challenges is a smaller workforce and more turnover than would otherwise be present.

Divergent Population and Employment Trends

Population decline concurrent with employment growth is an atypical trend that may have implications in the housing market, including growing need to house non-resident workers. Increasing housing inventory should increase Valdez's ability to spread the benefits of employment and wage growth more widely in the community.

Available employment data do not allow a detailed analysis of the sectors driving employment growth. Many of the new jobs are in the Trade, Transportation, and Utilities sector, which include tourism employers as well as pipeline and oil/gas employers. Both seasonal workers and shift workers can be employed in Valdez while maintaining a primary place of residency in another community. Each individual's or family's residency choice is influenced by a variety of factors. The availability, affordability, and quality of housing options is certainly a major component of these decisions.

The economic trends discussed above support prioritizing rental housing and other affordable housing options. These housing units will most directly benefit lower-wage employees, such as those with seasonal and/or service sector employment. It will also benefit new residents in need of temporary housing as they look for permanent housing.

Addressing housing gaps will support local employers through increased employee retention, increased local hiring versus contracting, and increased demand for goods and services through stemming population declines and perhaps leading to population growth.

Implications for City of Valdez

A broad range of economic and demographic forces shape a community's housing market. Some of those forces may be external, and therefore beyond influence by the community. Other forces may be internal and somewhat controllable through public policy. This section attempts to translate the findings of this study into considerations relevant to housing efforts by the City of Valdez and community discussions more broadly. More information collection is recommended before any specific programs or policies are pursued.

Strong Support for City Housing Efforts

A strong majority of Valdez residents (85%) are supportive or very supportive of the City of Valdez taking steps to address housing issues in the community. This support was consistent across nearly all subgroups analyzed including type of and satisfaction with current housing, income level, ethnicity, household size, and many others.

Majority support was also found for all specific potential housing efforts mentioned in the survey, with the most support for "releasing more city lands for housing development" and "exploring partnerships to develop housing for seniors." Both of these efforts enjoyed wide support with 58-59% reporting being very supportive and an additional 27-32% supportive.

The City should interpret these survey results as a mandate to work diligently to find solutions to the community's housing needs.

Increase City Land Sales and Utility/Road Extensions

A widespread sentiment is present that the city should make more of its land available for housing development. Land availability is seen as a key limitation, especially in the downtown area, and something the city is uniquely positioned to address. Specific parcels frequently discussed included the Woodside parcel, an extension of the Cottonwood subdivision, and other areas. The city-led Corbin Creek subdivision is generally considered a success and other similar out of town projects should be considered as well.

Utility extensions and road development are additional ways the city can support housing projects in the community, including both public and private developments. Given the already high costs of construction, connecting to city sewer and city water can help drive down housing costs and encourage new housing construction. Potential improvements to how utility and road extensions are evaluated are beyond the scope of this study.

Multi-Family Housing Support

Valdez has seen very little development of multi-family units over the last decade. Limitations include high construction costs and the small area of land available and zoned for multi-family housing, especially in the downtown area. Another key issue identified is the fact that other simpler and/or more promising business opportunities are available for local and regional builders. Given these issues, it may be necessary to more aggressively support these types of developments for them to succeed.

Consider Zoning and Building Code Updates

While this study does not address potential zoning changes in detail, several ideas were discussed in the stakeholder interviews that appear to warrant further consideration. These include relaxation of housing restrictions, in the single-family and other residential zoning districts, to allow certain types of short- and long-term rentals. Such rentals are common in practice but not technically legal. Other housing restrictions, such as those in the light industrial zoning district, should be reviewed in light of the importance of housing development in the community. Finally, the city should continue to work with potential developers and help them obtain variances and exceptions, when needed and appropriate.

Local building codes and related regulations are widely recognized as important and valid. Several interviews also indicated that these could benefit from regular review to ensure that they are not unnecessarily restrictive.

Consider Property Tax Credits for Affordable Housing Developments

Lots in residential zoning districts represent just 6.3% of the total taxable value in the city's property tax base. Any additional housing development are likely to have only a modest impact on tax collections. A corollary finding is that housing tax credits could likely be offered to housing developers with limited impact on city finances. Interviews frequently spoke to cash flow and other financing challenges associated with housing developments by Valdez's predominantly local commercial and residential builders. In addition, at least one interviewee was very enthusiastic about the potential for housing tax credits to help builders accomplish affordable housing developments.

Senior Housing Feasibility Worth Further Study

There is widespread support for increasing senior housing units in Valdez and city involvement in these efforts. The city could consider supporting this effort through funding a feasibility study reviewing potential partnership structures, demand estimates, preliminary capital costs associated with different development options, and available financing methods to maximize use of federal and other resources.

Improved Communication with Local Businesses

The city has progress to make on maintaining productive two-way conversations with local housing stakeholders, multiple interviews indicated. There are significant misunderstandings present and a perception that some in the city are not in regular communication with local business leaders. Increased consensus could be expected from improved outreach and communication.

Contribute to an Improved Understanding of the Local Housing Market

Efforts currently underway by the city to digitize information on property tax roll cards and bring these records online is a relatively simple but valuable way to help potential builders and others better understand the local housing market.

Similarly, housing information collected via the city's Household Population Survey could be summarized and reported out to the community for relatively low cost. More broadly, regular publishing of "indicator" reports

are sometimes completed by local Chambers of Commerce, municipalities, or economic development organizations and help businesses and others understand and evaluate potential opportunities.

Appendix A: Household Survey Instrument

Valdez Housing Household Survey

PHONE # _____

Cell/Landline

INTERVIEWER NAME _____

DATE _____

Hi, this is _____ with the McDowell Group, an Alaska research firm. We're conducting a study for the City of Valdez to better understand housing needs in the community. I'd like to ask you a few questions.

1. **In what year were you born? 19_____** (If 2002 or after, request someone over 18. If none available, thank and end survey)
01 Refused (Thank and end survey)
2. **Do you live in Valdez at least six months of the year?** 01 Yes 02 No
3. **How many years have you lived in Valdez? #_____ years** 01 Less than 1 year 02 DK/Ref
4. **Including yourself, how many people live in your household for at least six months out of the year?**
_____ 01 Don't know 02 Refused

Current Housing Status

5. **Do you rent or own your current home in Valdez?**
01 Rent 05 Don't know (Skip to Q6)
02 Own (Skip to Q6) 06 Refused (Skip to Q6)
03 Other arrangement _____ (Skip to Q6)

5a. **In general, do you think the Valdez rental market has many good options, some good options, or few good options?**
1 Many good options 4 Don't know
2 Some good options 5 Refused
3 Few good options
6. **How many years have you lived in your current home? #_____ years**
01 Less than 1 year 02 Don't know 03 Refused
7. **Of the following, which type of housing do you currently live in?** (Read 1-5; check only one)
01 A stand-alone, single family house
02 An attached home such as a duplex or zero lot line
03 A condominium
04 An apartment
05 A mobile home or trailer
06 Other _____ 07 Don't know 08 Refused
8. **Approximately how many square feet is your current home? _____ sq. ft**
01 Don't know 02 Refused
9. **Do you know what year was your home was built? _____** 01 Don't know (best guess is fine) 02 Refused
10. **How many bedrooms are in your home? #_____** 01 Don't know 02 Refused
11. **Approximately how much is your monthly rent or mortgage payment? \$_____**
01 Not making payments (Skip to Q13) 02 Don't know 03 Refused
12. **Does your monthly rent or mortgage payment represent more than 30% of your household's combined monthly income?**
01 Yes → 12a. **Is it more than 50%?** 01 Yes 02 No 03 Don't Know/Refused
02 No
03 Don't Know
04 Refused

Current Housing Preferences

13. **Overall, are you very satisfied, satisfied, dissatisfied, or very dissatisfied with your current housing?**
01 Very satisfied 03 Dissatisfied 05 Don't know
02 Satisfied 04 Very dissatisfied 06 Refused

14. For each of the following features of your current housing, are you very satisfied, satisfied, dissatisfied, very dissatisfied, or is it not applicable.

[ROTATE]	1 Very satisfied	2 Satisfied	3 Dissatisfied	4 Very dissatisfied	5 DK	6 Ref	7 NA
a. Number of bedrooms	01	02	03	04	05	06	07
b. Energy efficiency	01	02	03	04	05	06	07
c. Indoor air quality	01	02	03	04	05	06	07
d. Parking	01	02	03	04	05	06	07
e. State of repair	01	02	03	04	05	06	07
f. Design qualities and attractiveness	01	02	03	04	05	06	07
g. Suitability for children	01	02	03	04	05	06	07
h. Suitability for seniors to age in place	01	02	03	04	05	06	07
i. Value for the price	01	02	03	04	05	06	07

15. Which of the following, if any, do you experience in your current housing? (Read list 1-5, check all that apply)

- 01 Plumbing issues
- 02 Mold
- 03 Draftiness
- 04 Structural issues
- 05 Neighborhood crime
- 06 None of the above
- 07 Don't know
- 08 Refused

16. For each of the following aspects of housing in Valdez, please tell me whether you think it is very good, good, poor, or very poor.

[ROTATE]	1 Very good	2 Good	3 Poor	4 Very poor	5 DK	6 Ref	7 NA
a. Availability of housing	01	02	03	04	05	06	07
b. Quality of housing	01	02	03	04	05	06	07
c. Affordability of housing	01	02	03	04	05	06	07

Future Housing Plans

[Read] Next, I have some questions about your future housing plans.

17. Are you currently looking for different housing in Valdez?

- 01 Yes (skip to Q19)
- 02 No
- 03 Don't know
- 04 Refused

18. Do you expect to look for different housing in Valdez within the next five years?

- 01 Yes
- 02 No (skip to Q22)
- 03 Don't know (skip to Q22)
- 04 Refused (skip to Q22)

19. What is the main reason you are looking, or expect to look, for new housing? (Do not read, check only one)

- 01 Location
- 02 Need more space
- 03 Parking (boat, car, other)
- 04 Building quality
- 05 Want to own
- 06 Family/roommate issues
- 07 Aging/need more care
- 08 Other _____
- 09 Don't know
- 10 Refused

20. Of the following, which types of housing are you looking for, or expect to look for? (Read 1-5; check only one)

- 01 A stand-alone, single family house
- 02 An attached home such as a duplex or zero lot line
- 03 A condominium
- 04 An apartment
- 05 A mobile home or trailer
- 06 Other _____
- 07 Don't know
- 08 Refused

21. Are you more likely to rent or buy?

- 01 Rent
- 02 Buy
- 03 Don't know
- 04 Refused

22. Are you very likely, somewhat likely, or not likely to move from Valdez within the next five years?

- 01 Very likely
- 02 Somewhat likely
- 03 Not likely
- 04 Don't know
- 05 Refused

Appendix B: Household Survey Comments

Below are comments provided in response to question 28: *Do you have any other comments regarding housing efforts by the City of Valdez?* Responses are verbatim, though some responses have been edited to improve readability.

Availability and Affordability of Housing

- Valdez lacks housing.
- Valdez needs more housing. (3x)
- Need more housing. Get 'er done.
- Need more housing, apartments.
- Need more housing for military.
- Not enough rental housing.
- It's hard for people to find housing especially in the summer months.
- Affordable housing to live in Valdez.
- Why is housing so expensive here?
- Rental market is very difficult to get families to move here.
- Stop building \$400K houses; need for affordable housing.
- More land for housing and lower prices on housing.
- Make more property available at a fair market value.
- Too costly and the state we are living in is very poor. Something needs to change.
- We need more affordable housing, electricity is high. Rent is too high for low income housing, it's a joke, low income \$1,300 for 2-bedroom apartment.
- Not everyone can afford to not live in mobile homes. Are they trying to get rid of trailers to replace with nice fancy homes?
- The city overspends. If they are to develop more housing, it needs to be affordable for low income people.
- Need more affordable housing for low income families.
- Valdez needs more affordable housing. Rent is high.

Availability of Quality Housing

- A lot of structures need to be looked at.
- Options are limited and what is available is in poor shape. It took about 13 months to find a nice place.
- Need more housing also affordable housing places that are here are too high in cost. Poor quality and overpriced.
- Grandfathered in keeping homes that are no longer livable.
- Poor housing for families in Valdez; limited housing for disabled; slum housing not regulated by city; more houses should be condemned but are not due to lack of housing.

Development Ideas

- Could develop the old Petco site for housing.
- Tiny homes are a great idea especially for temporary summer workers.
- I feel like tiny houses would be ideal for a lot of people.
- Tiny houses rather than apartments.

- More levels of housing (opposed to scenic regulations). Smaller lots and smaller homes. Tiny home subdivision.
- Need to develop more on the waterfront. Make a bigger boat basin.
- Need to find a way to make housing development affordable to the builders.
- Build more affordable housing for the middle class.
- Explore more options.
- It would be great if they had more handicap accessibility buildings than just for students.
- 1. Permitting takes ridiculously long to get. 2. Goal posts keep changing so most don't bother getting permits.
- Building a home in Valdez is financially prohibitive both for property and materials.
- Open up to allow more private enterprise.
- Study reduction of restrictions on home building.
- Need to move forward quickly to release land for sale at reasonable prices for housing development.
- Need to open up more land to the public at reasonable prices. They did nice job on Corbin Creek.
- Make it so we could build more houses.
- Land availability at an affordable price would help.
- Remove septic, hook all current housing to city sewers.
- Lower the property taxes.
- Lower the residential tax on homes. Lower real estate taxes in general.

Support for City Housing Efforts

- Appreciate that they are making an effort.
- Glad they are doing the survey. Good place to start.
- Glad they are looking at possibly doing something about housing.
- I appreciate the survey and hope steps are taken to remedy the lack of housing in Valdez.
- I support the city developing more housing.
- Supportive of City, but don't believe it will happen.
- Anything to improve the housing situation would be appreciated.

City Involvement in Housing Development

- They need to do a better job of making it feasible to build homes.
- Lots of city potential but needs a direction.
- City has a lot of land to release for development and to expand their tax base. This would be desirable so that people would not need multiple jobs to afford to live here. Need to sell smaller parcels so that people can afford to buy for a reasonable amount.
- City needs a comprehensive plan to address zoning for low- and medium-income families.
- Currently when the city rezones land for development, people move trailers to land rather than build. Oftentimes, they create eyesores that bother the original neighborhood.
- The city had a good plan in the past and it was successful. They need to look at it again. There is no affordable mid-range housing. Only trailers available for low income people.
- We would like to have city sewer in our neighborhoods.
- They definitely need to do something. People need more affordable housing for everyone that wants to live there.
- The city should make land available with roads, sewer, water & permits thereby sharing the risks with developers by providing this infrastructure
- Lower taxes. Road maintenance, infrastructure to improve housing.

Feedback on City Efforts

- Do not compete with private enterprise. Do not take over the trailer park.
- I don't think the City of Valdez is making any efforts to make housing better. Valdez has the highest tax rate in Alaska.
- The city council talks but doesn't act. Has lots of funds available to make changes.
- The people making these decisions are being swallowed up by bureaucrats who do not talk to the people of Valdez.
- The city spends too much money on nonsense.
- Taxes are too high.
- They are too late.
- City needs to do their job. Admin is out of control, hiring people and not doing jobs. City Manager and department heads belittling their employees. They are wasting too much money on these surveys.
- I strongly urge the City of Valdez to keep their nose out of it. They need to look at their 20-million-dollar tax rate and their regulations.
- Need to get off their butt and do something-not just talk about it.
- I have not seen any efforts other than this survey by the City.
- City shouldn't be doing housing development. Keep it private.
- I don't like seeing the city compete with other developers. I bought a lot and the city said the sewer would be added but I still do not have city sewer.
- Housing development best left to private sector, but each situation should be addressed individually.

Senior Housing

- Move faster on senior housing.
- Need to support younger people in the city before focusing on senior housing.
- We could use another senior housing that is affordable. More affordable apartments.
- Senior housing is a serious problem in Valdez.
- Limited availability for nursing homes. Encourage them to do something ASAP. Critical shortage.

Miscellaneous Suggestions for the City

- Valdez is a small town and would like to continue to be a small town.
- Should focus on developing indoor recreation center for adults that doesn't include the high school.
- One way the city might be able to assist the community would be to manage freight costs.

Appendix C: Household Survey Demographics

Table 50. Age of Respondents

n=210	% of Total
18-24	4
25-34	26
35-44	18
45-54	18
55-64	20
65+	14
Average	46.4 years

Table 51. How many years have you lived in Valdez?

n=210	% of Total Weighted
10 years or less	39
11-20	19
21-30	19
31-40	12
Over 40	10
Average	19.8 years

Table 52. Including yourself, how many people live in your household at least six months out of the year?

n=210	% of Total Weighted
1	18
2	40
3	20
4	12
5+	10
Average	2.6 people

Table 53. How many children under the age of 18 live in your household?

n=210	% of Total Weighted
0	65
1	15
2	11
3+	7
Average	< 1 child

Table 54. Please stop me at the category that best describes your total combined household income before taxes for 2019.

n=210	% of Total Weighted
Less than \$25,000	4
\$25,001 to \$50,000	16
\$50,001 to \$100,000	28
\$100,001 to \$150,000	19
More than \$150,000	18
Don't know	3
Refused	12

Table 55. What racial or ethnic group do you consider yourself?

n=210	% of Total Weighted
White	86
Alaska Native/American Indian	7
Hispanic	3
Asian/Pacific Islander	1
Black or African American	1
Other	-
Don't know	1
Refused	5

Appendix D: Key Informant Interview Protocol

Name:

Business & Title:

Hi this is (Name)_____ of the McDowell Group. We are conducting a housing study for the City of Valdez. I would like to ask you a few questions regarding housing needs in Valdez.

- 1) What type of housing do you think is most in demand in Valdez?

- 2) Do you consider housing in Valdez to be affordable for most residents? What would you consider to be an affordable monthly rent/mortgage payment for most Valdez residents?

- 3) How well are the housing needs of Valdez's senior population met, in your opinion?

- 4) How do seasonal residents affect the local housing market? What about VRBO/AirBnB rentals?

- 5) On the whole, what would you rank as the top housing gaps, if any, in Valdez?

- 6) What are the barriers to increasing housing availability in Valdez? (single family, multi-family, short-term housing, etc.)

- 7) Is Valdez's housing situation affecting businesses and employers in town? What impact does the city's housing situation have on employers seeking to recruit or retain employees?

- 8) Are you aware of any efforts to address housing gaps in Valdez? Do you know of any housing projects currently in the planning phase?

- 9) What steps, if any, should the city take to address local housing gaps?

- 10) Are you supportive of the following hypothetical city actions regarding housing?
 - a. Zoning changes to increase housing density

 - b. Tax breaks to developers to lower cost of new housing

 - c. Releasing more city lands for housing developments

 - d. Increase development of tiny homes

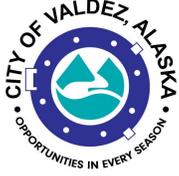
 - e. City-led housing development

 - f. Explore partnership to develop/expand supportive housing for seniors.

Appendix E: Key Informant Interview List

The following individuals were interviewed for their perspective on housing issues in Valdez.

- Alice MacDonald, Sound Realty
- Amanda Bower, Stan Stevens Cruises
- Bob Zastro, Zastro Enterprises
- Brad Barnett, Barnett Building
- Christian Stanford, Totem Inn
- Colby Boulton, Peter Pan
- Darren Reese, Alaska Department of Transportation and Public Facilities
- Deborah Plant, Valdez Senior Center
- John Lusk, Coast Guard
- Kate Huber, City of Valdez
- Kyle, Safeway
- Michael Renfro, Appraisal Company of Alaska
- Michelle Chase, Alaska Housing Finance Corporation
- Nathan Duval, City of Valdez
- Nicole LeRoy, City of Valdez
- Olen Harris, North Pacific Rim Housing Authority
- Paul Nyland, City of Valdez
- Randy Seaman, Frontier Appraisal Service
- Richard Franks, Silver Bay Seafoods
- Ron Hursh, Hursh Rentals
- Steve Shiell, Prince William Sound College
- Will Stark, First National Bank of Alaska



Legislation Text

File #: 24-0054, **Version:** 1

ITEM TITLE:

Procurement Report - Professional Services Agreement with Callan and Associates for Permanent Fund Investment Service

SUBMITTED BY: Jordan Nelson, Finance Director

FISCAL NOTES:

Expenditure Required: \$99,500

Unencumbered Balance: \$199,800

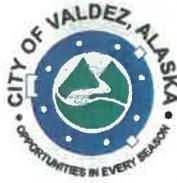
Funding Source: Permanent Fund Professional Service; 607-1050-43200

RECOMMENDATION:

Receive and file

SUMMARY STATEMENT:

- Chapter 2.80.04 of Valdez Municipal Code requires notification by written report to the city council for all procurements between forty-thousand dollars and one-hundred thousand dollars
- This contract formalizes one year of advisory services for the permanent fund, in the amount of \$99,500
- This engagement with Callan is unanimously supported by the Permanent Fund Committee and city administration



**City of Valdez
Agreement for Professional Services**

THIS AGREEMENT (“Agreement”) between the CITY OF VALDEZ, ALASKA, (“City”) and Callan, LLC (“Consultant” or “Callan”) is effective on the 1st day of January, 2024.

All work under this agreement shall be referred to by the following:

Project:	Valdez Permanent Fund Investment Consultant
Project No:	n/a
Contract No.:	TBD
Cost Code:	607-1050-43200

Consultant’s project manager under this agreement is Alex Browning.

Consultant’s project manager may not be changed without the written consent of the City.

City’s project manager is Jordan Nelson.

ARTICLE 1. Scope of Work

1.1 The scope of work to be performed hereunder is more completely described in Appendix A which is incorporated herein by reference. During the performance of the services by the Consultant under this Agreement, the City will retain and exercise all decision-making authority with respect to the management and administration of the Fund and investments relating thereto.

ARTICLE 2. Compensation

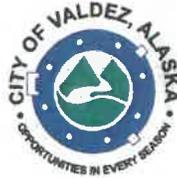
2.1 Compensation shall be paid in accordance with the Basis of Compensation Schedule attached hereto as Appendix B and incorporated herein by reference.

ARTICLE 3. Period of Performance

3.1 The Consultant agrees to commence work under this agreement only as authorized by and in accordance with written notice to proceed and to complete the work in accordance with the Scope of Work (Appendix A).

3.2 The period of performance under this agreement shall end and Consultant shall have completed all work under this agreement within 360 days of the written Notice to Proceed. Work shall proceed in accordance with the schedule set forth in Appendix A.

Agreement for Professional Services
Project: Permanent Fund Advisor
Project No.: n/a
Contract No.: tbd
Cost Code: 607-1050-43200



ARTICLE 4. Subconsultants

4.1 The Consultant shall be responsible for the performance of all services required under this agreement.

ARTICLE 5. Insurance

5.1 In accordance with the provision contained in the General Conditions (Appendix C), the following minimum limits of insurance coverage are required:

<u>Type of Insurance</u>	<u>Limits of Liability</u>	
	<u>Each Occurrence</u>	<u>Aggregate</u>
Workers' Compensation	Statutory	Statutory
Employers' General	\$ 100,000	\$ 300,000
Commercial General Liability*	\$1,000,000	\$2,000,000
Comprehensive Automobile Liability	\$ 100,000	\$ 300,000
Professional Liability*	\$1,000,000	\$2,000,000

*(including Broad Form Property Damage Coverage and Completed Operations Coverage)

ARTICLE 6. Appendices

6.1 The following appendices are attached to this agreement and incorporated herein:

<u>Appendix</u>	<u>Title</u>
A	Scope of Work
B	Basis of Compensation
C	General Conditions

ARTICLE 7. Liability and Indemnification

7.1 Notwithstanding anything contained herein to the contrary, the Consultant shall discharge its duties as a consultant in accordance with the terms of this Agreement and applicable law. The City acknowledges and agrees (i) that the Consultant has no authority or responsibility to manage or in any way direct the investment of any assets that are the subject of the Consultant's consulting services provided under the terms of this Agreement, (ii) that the Consultant has not and cannot make any promise, guarantee or other statement or representation regarding the future investment performance of such assets, and (iii) that the Consultant will not

Agreement for Professional Services
Project: Permanent Fund Advisor
Project No.: n/a
Contract No.: tbd
Cost Code: 607-1050-43200



be liable for any losses or expenses incurred as a result of any action or omission by an investment manager, custodian or unrelated third party.

ARTICLE 8. Acknowledgments

8.1 The City acknowledges receipt of the Consultant's disclosure statement, Form ADV, Part II, more than 48 hours prior to the date of execution of this Agreement.

8.2 The City acknowledges receipt of the Consultant's disclosure list of investment manager clients no later than the date of execution of this agreement.

8.3 The City acknowledges that the Consultant shall not be responsible for reviewing or advising on the merits or risks of individual securities or derivatives holdings or purchase, sale or hedging strategies, the propriety of an individual security or derivative within a manager's asset allocation mandate, or on the conformity of individual securities holdings with the City investment policy and guidelines. The Consultant shall not be responsible for providing advice to plan participants or beneficiaries.

[SIGNATURES ON FOLLOWING PAGE]

Agreement for Professional Services
Project: Permanent Fund Advisor
Project No.: n/a
Contract No.: tbd
Cost Code: 607-1050-43200



IN WITNESS WHEREOF, the parties to this presence have executed this AGREEMENT in two (2) counterparts, each of which shall be deemed an original, in the year and day first mentioned above.

CALLAN LLC

DocuSigned by:
Alex Browning
Authorized Signature

Alex Browning

Printed name

Date: 1/25/2024 | 6:30 AM AKST

Title: Senior Vice President

FEDERAL ID #: 94-2192581

1900 16th Street, suite 1175
Mailing Address

denver, CO. 80202

City, State, Zip Code

DocuSigned by:
Alex Ford
Signature of Company Secretary or Attest

Date: 1/25/2024 | 8:22 AM PST

CITY OF VALDEZ, ALASKA

APPROVED:

DocuSigned by:
John Douglas
John Douglas, City Manager

City Manager

Date: 1/26/2024 | 9:49 AM AKST

ATTEST:

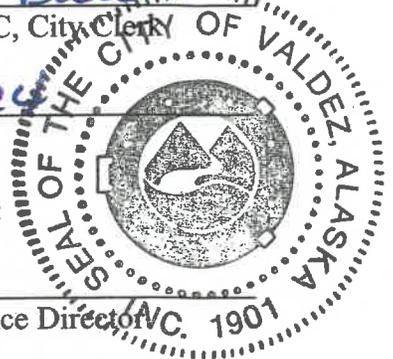
Sheri L. Pierce
Sheri L. Pierce, MMC, City Clerk

Date: 1/26/24

RECOMMENDED:

DocuSigned by:
Jordan Nelson
Jordan Nelson, Finance Director

Date: 1/26/2024 | 9:55 AM AKST



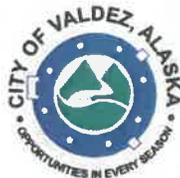
APPROVED AS TO FORM:

Brena, Bell & Walker, P.C.

Jake W. Staser
Jake W. Staser

Date: 8/8/23

Agreement for Professional Services
Project: Permanent Fund Advisor
Project No.: n/a
Contract No.: tbd
Cost Code: 607-1050-43200



Appendix A Scope of Work

1. INVESTMENT MEASUREMENT SERVICES REPORTS

Callan shall review and evaluate the performance of the total fund, asset classes, and investment managers for the Fund and shall provide written quarterly reports to the City. Callan will calculate the performance of each of the managers/funds, using data provided by Principal, the custodian of the Fund. Callan will also provide analytics on each of these managers.

Callan shall attend an annual meeting in Valdez, in the absence of significant extenuating circumstances, and quarterly meetings via conference call. At the annual meeting and quarterly meetings, Callan shall make oral presentations regarding the investment managers' performance.

2. INVESTMENT MANAGER MONITORING

Callan shall provide on-going monitoring and evaluation of investment managers for the Fund.

3. INVESTMENT POLICY STATEMENT

Callan shall prepare statement of policy, guidelines and objectives for the Fund. This document shall detail priorities, investment alternatives and acceptable asset classes while providing specifications for investment quality, liquidity and risk, along with time horizons and minimum performance objectives. In addition, Callan shall conduct an annual review of this document and recommend appropriate changes.

4. ASSET ALLOCATION UPDATES

Based upon agreed objectives and investment policy statement, Callan shall annually review the asset mix for the Fund and make recommendations on an appropriate range of asset mixes for the Fund. Factors that shall be considered are cash flow forecasts, estimates of asset class investment returns and inflation.

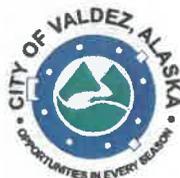
5. INVESTMENT MANAGER SEARCH

Upon expression by the City of the desire to initiate a search and selection process for an investment manager, Callan shall develop and recommend suitable criteria to be used in selection of an investment manager. Callan shall conduct the search and present at least two (2) finalists to the City. The City shall make the final manager selection decision.

6. CALLAN INSTITUTE

During the term of this Agreement, the City will be a member of the Callan Institute ("CI" or "Institute"). CI is a continuing education and research facility in the pensions and investments industry. A division of Callan, the Institute was established in 1980 and

Agreement for Professional Services
Project: Permanent Fund Advisor
Project No.: n/a
Contract No.: tbd
Cost Code: 607-1050-43200

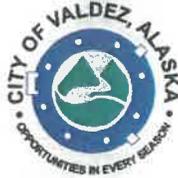


its membership has steadily grown to over 400 leading corporate, public, endowment/foundation and multi-employer fund clients and investment management organizations. The Institute provides research and educational assistance through periodic surveys, monthly and quarterly market index summaries, and research papers. In addition, trustees and staff designated by trustees may attend regional and national Institute conferences without payment of a registration fee.

7. ADDITIONAL CONSULTING SERVICES

Additional consulting services not outlined in this Scope of Work are available to the City from Callan. Such services are not included in the base fee described in Appendix B. The scope and fee for additional consulting services shall be made in writing in the form of an amendment mutually agreed upon and duly executed by both the City and Consultant. The Consultant's Project Manager shall be the point of contact with regard to any contractual matters.

Agreement for Professional Services
Project: Permanent Fund Advisor
Project No.: n/a
Contract No.: tbd
Cost Code: 607-1050-43200



Appendix B
Basis of
Compensation

Callan's fee for performance of the work referenced in "Scope of Work" in Appendix A shall be \$99,500. All fees are quoted on a cash basis. The City will be invoiced at the end of each calendar quarter, beginning with the end of the first quarter of the effective date of this Agreement. The City shall make cash payments within thirty (30) days following receipt of billing from Callan. Interest of 1 % per month will be charged on all overdue balances.

Agreement for Professional Services
Project: Permanent Fund Advisor
Project No.: n/a
Contract No.: tbd
Cost Code: 607-1050-43200



Appendix C

General Conditions

I. Definitions:

Basic Services: The identified work elements set forth in this Agreement for which the Consultant will receive prime compensation.

Change: An addition to, or reduction of, or other revision in the scope, complexity, character, or duration of the services or other provisions of this Agreement.

City's Project Manager: City's representative in charge of the project(s) and the consultant's primary point of contact for notice(s) to proceed, invoices, correspondence and interface with the City.

Consultant's Project Manager: The Consultant's representative in charge of the project(s) who is directly responsible and engaged in performing the required services.

Extra Services: Any services or actions required of the Consultant above and beyond provisions of this Agreement.

Funding Agency(s): The agency(s) of the federal, state or municipal government which furnishes funds for the Consultant's compensation under this Agreement.

Optional Services: Identifiable and/or indeterminate work elements set forth in this Agreement, which are separate and distinct from those covered by the prime compensation, which the City has the option to authorize.

Prime Compensation: The dollar amount paid to the Consultant for basic services set forth in this Agreement. Prime compensation does not include payment for any optional or extra services.

Scope of Work: Basic and optional services required of the Consultant by provisions of this Agreement.

Subconsultant: Any person, firm, corporation, joint venture, partnership or other entity engaged through or by Consultant.

II. Information and Services from Others:

Agreement for Professional Services
Project: Permanent Fund Advisor
Project No.: n/a
Contract No.: tbd
Cost Code: 607-1050-43200



Provisions of information, data, budget, standards, and other materials by the City does not warrant their accuracy or quality nor provide approval of omissions or oversights or of any non-compliance with applicable regulation.

The City may, at its election, or in response to a request from the Consultant, furnish information or services from other consultants. If, in the Consultant's opinion, such information or services are inadequate, the Consultant must notify the City of the specific service or material deemed inadequate and the extent of the inadequacy prior to use in the performance of this Agreement. Unless so notified by the Consultant, the City may assume the information or services provided are adequate.

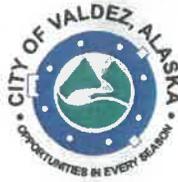
III. Indemnification

To the fullest extent permitted by law, the Consultant shall indemnify, defend, and hold harmless the City from and against any claim of, or damages, losses, expenses and liability (including but not limited to fees and charges of engineers, architects, attorneys, and other professionals, and court, mediation and/or arbitration costs) for negligent acts, errors, and omissions of the Consultant, Subconsultant, persons or organizations directly or indirectly employed or engaged by Consultant or Subconsultant under this Agreement. The Consultant is not required to indemnify, defend, or hold harmless the City for a claim of, or liability for the independent negligent acts, errors, and omissions of the City. If there is a claim of, or liability for a joint negligent act, error, or omission of the Consultant and the City, the indemnification, defense, and hold harmless obligation of this provision shall be apportioned on a comparative fault basis. In this provision, "Consultant" and "City" include the employees, agents, and contractors who are directly responsible, respectively, to each. In this provision, "independent negligent acts, errors, and omissions" means negligence other than in the City's selection, administration, monitoring, or controlling of the Consultant, or in approving or accepting the Consultant's work.

IV. Insurance:

All of the insurance coverages listed in Article 5 shall be purchased by the Consultant. The City shall be made an additional insured on the Consultants Commercial General Liability policy in connection with the activities related to this contract. The Consultant shall purchase and maintain the Article 5 insurance coverages with limits not less than those specified for the duration of the Agreement. The professional liability insurance shall be maintained in force for one year following the date of final payment for the work performed herein. The amount of the contract may be renegotiated if the insurance premiums for the following year are raised over those in force when the contract was let. Should the professional liability insurance become unavailable during the one year period following the date of final payment, the insurance coverage may be renegotiated between the City and the Consultant. Insurance coverage shall provide for negligent acts, errors or omissions which the Consultant, employees of the Consultant or Subconsultant may make which produce loss or liability to the

Agreement for Professional Services
Project: Permanent Fund Advisor
Project No.: n/a
Contract No.: tbd
Cost Code: 607-1050-43200



City and for the protection against loss which results from reliance on the Consultant's products, reports or a combination thereof. Failure to comply with the provision for maintaining the insurance in effect for one year following the date of final payment may be cause for the City to refrain from dealing with the Consultant in the future.

V. Payments:

The City shall pay to the Consultant the amount of any changes in the cost of insurance that are attributable to the Scope of Work created by change orders.

Payments shall be made in accordance with Appendix B. Consultant shall submit progress invoices to City in duplicate showing the itemized services performed during the invoice period and the charges therefore.

All progress invoices shall be prepared as a percentage of the work is completed except contracts performed on "time and expenses" basis which invoiced amounts shall not exceed the actual charges to the invoice date.

Under no circumstances will City pay for charges in excess of any lump-sum or not-to-exceed contract amount incurred prior to written authorization by City for an increase in the contract amount. Written request for an increase in the contract amount shall be given to City with sufficient notice to allow City to issue formal approval prior to the incurring of excess charges without delay to the work.

On "time and expenses" contract amounts, compensation for work included in the Scope of Work shall be for direct labor costs and the actual cost of reimbursable expenses. Direct labor costs shall be as shown on the current Standard Labor Rates for the Consultant, times a factor of n/a , for services rendered by principals and employees of the firm. Reimbursable expenses mean the actual expenses incurred directly or indirectly in connection with the Project for: transportation and subsistence incidental thereto; obtaining bids or proposals from contractor(s); furnishing and maintaining field office facilities; toll telephone calls and telegrams; reproduction of reports, drawings, specifications, and similar project-related items and, if authorized in advance by City, overtime work requiring higher than regular rates. Reimbursable expenses shall also include the amount billed to Consultant by Subconsultant employed by Consultant for such Subconsultants' services and reimbursable expenses times a factor of 1.05.

The sum of payments shall not exceed the allowable compensation stated in this Agreement. In the event items on an invoice are disputed, payment on those items will be withheld until the dispute is resolved.

The Consultant shall submit a final invoice and required documentation for services authorized by each Notice to Proceed within Ninety (90) days after final acceptance by

Agreement for Professional Services
Project: Permanent Fund Advisor
Project No.: n/a
Contract No.: tbd
Cost Code: 607-1050-43200



the City. The City will not be held liable for payment of invoices submitted after this time unless prior written approval has been given.

VI. Changes:

Changes in the Scope of Work or of services may only be made by written amendment signed by both City and Consultant.

If at any time the City through its authorized representatives, either orally or in writing, requests or issues instructions for extra services or otherwise directs actions which conflict with any provisions of this Agreement, the Consultant shall, within ten (10) days of receipt and prior to pursuing such instructions, notify the City in writing, and to the extent possible, describe the scope and estimated cost of any extra services. Unless so notified by the Consultant, the City may assume such instructions have not changed any provisions of this Agreement nor require additional compensation. No additional payments shall be made to the Consultant without such notice.

VII. Audits and Records:

The Consultant shall maintain records of all performances, communications, documents, and correspondence pertinent to this Agreement, and the City and its authorized representatives shall have the right to examine such records and accounting procedures and practices.

The materials described in the Article shall be made available at the business office of the Consultant, at all reasonable times, for inspection, audit or reproduction by City or any funding agency, for a minimum of three years from the date (a) of final payment under this Agreement, (b) final payment upon claims or disputes, and (c) for such longer period, if any, as may be required by applicable statute or other provisions of this Agreement.

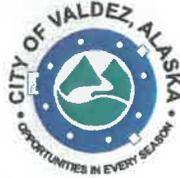
VIII. Inspections:

The City, or any funding agency, has the right to inspect, in the manner and at reasonable times it considers appropriate during the period of this Agreement, all facilities, materials and activities of the Consultant related to the performance of this Agreement.

IX. Termination or Suspension:

This Agreement may be terminated by either party upon ten (10) day's written notice if the other party fails substantially to perform in accordance with its terms through no fault of the party initiating the termination (default termination). If the City terminates this Agreement, the City will pay the Consultant a sum equal to the percentage of work completed that can be substantiated by the Consultant and the City. If the City becomes aware of any fault

Agreement for Professional Services
Project: Permanent Fund Advisor
Project No.: n/a
Contract No.: tbd
Cost Code: 607-1050-43200



or defect in the work of the Consultant or nonconformance with this Agreement, the City will give prompt written notice thereof to the Consultant. Should the Consultant's services remain in nonconformance with this Agreement, the percentage of total compensation attributable to the nonconforming work may be withheld.

The City at any time may terminate (convenience termination) or suspend this Agreement for its own needs or convenience. In the event of a convenience termination or suspension for more than three months, the Consultant will be compensated for authorized services and authorized expenditures performed to the date of receipt of written notice of termination plus reasonable termination expenses. NO fee or other compensation for the uncompleted portion of the services will be paid, except for already incurred indirect costs which the Consultant can establish and which would have been compensated for over the life of this Agreement, but because of the convenience termination would have to be absorbed by the Consultant without further compensation.

If state or federal funds support this Agreement, settlement in the event of default or convenience termination must be approved by the City and any appropriate state or federal agency.

X. Officials Not to Benefit:

No member of or delegate to Congress, United States Commissioner or other officials of federal, state or local government shall be admitted to any share or part of this Agreement or any benefit to arise therefrom. The Consultant warrants that it has not employed or retained any organization or person, other than a bona fide employee working for the Consultant, to solicit or secure this Agreement and that it has not paid or agreed to pay any consideration contingent upon or resulting from this Agreement.

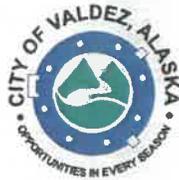
XI. Independent Consultant:

Except in those instances specifically provided for herein, the Consultant and any of its agents and employees shall act in an independent capacity and not as agents of the City in the performance of the Agreement.

XII. Ownership of Work Products:

Work products produced under this Agreement, except items which have preexisting copyrights, are the property of the City. Payments to the Consultant for services hereunder includes full compensation for all work products, field notes, interim work, reports, and other materials produced by the Consultant and its Subconsultants pertaining to this Agreement. Any re-use the City might make of these work products shall be at the City's own risk and the Consultant shall not incur any liability for the City's re-use of the work products on any project for which they were not intended.

Agreement for Professional Services
Project: Permanent Fund Advisor
Project No.: n/a
Contract No.: tbd
Cost Code: 607-1050-43200



Notwithstanding anything contained herein to the contrary, the City acknowledges that the Consultant shall retain all of its rights in its methodologies, methods of analysis, ideas, concepts, know-how, techniques, skills, knowledge and experience possessed by the Consultant before the commencement of the term of this Agreement or acquired by the Consultant during the provision of the services.

XIII. Subconsultants, Successors and Assigns:

The City must concur in the selection of all Subconsultants for professional services to be engaged in performance of this Agreement.

As soon as practicable after the award of the contract, the Consultant shall furnish to the City in writing the names of the proposed Subconsultants for each of the principal portions of the work. The City shall promptly notify the Consultant if it has reasonable objection to any of the proposed Subconsultants. Failure of the City to give prompt notification shall constitute notice of no reasonable objection. The Consultant shall not contract with any Subconsultant to whom the City has made reasonable objection.

If this Agreement includes named firms or individuals, then such firms or individuals shall be employed for the designated services, unless the Agreement is changed by amendment.

The Consultant shall not assign, sublet or transfer any interest in this Agreement without the prior written consent of the City.

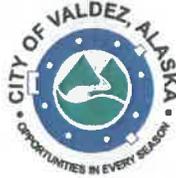
The Consultant binds itself, its partners, its Subconsultants, assigns and legal representatives to this Agreement and to the successors, assigns and legal representatives of the City with respect to all covenants of this Agreement.

The Consultant shall include provisions appropriate to effectuate the purposes of this Appendix C in all subcontracts executed to perform services under this Agreement in which subcontract amount exceeds \$40,000.

XIV. Claims and Disputes:

If the Consultant becomes aware, or reasonably should have become aware of any act or occurrence which may form the basis of a claim under or related to this Agreement, the Consultant shall immediately inform the City's Project Manager. If the matter cannot be resolved within seven (7) days, the Consultant shall within the next fourteen (14) days submit written notice of the facts which may form the basis of the claim.

Agreement for Professional Services
Project: Permanent Fund Advisor
Project No.: n/a
Contract No.: tbd
Cost Code: 607-1050-43200

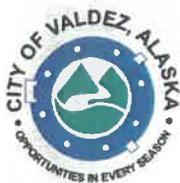


In addition, all claims by the Consultant for additional compensation or an extension of the time for performance, in each case related to any dispute regarding a question of fact or interpretation of this Agreement, shall be presented in writing by the Consultant to the City's Project Manager within the next sixty (60) days unless the Project Manager agrees in writing (such agreement not to be unreasonably withheld) to an extension of time for good cause shown. Good cause shown includes time for the Consultant to prepare the claim, and the City's Project Manager will grant an extension of not more than sixty (60) days for preparation of the claim. The Consultant agrees that unless these written notices are provided, the Consultant shall not be entitled to additional time or compensation for such act, event or condition. The Consultant shall in any case continue diligent performance under this Agreement. The Consultant shall in any case continue to expeditiously accomplish disputed services pending future resolution of the Consultant's claim unless notified by the City to stop work on the disputed matter.

In presenting any claim, the Consultant shall specifically include, to the extent then possible, the following:

- The provisions of this Agreement that apply to the claim and under which it is made.
- The specific relief requested including any additional compensation claimed and the basis upon which it was calculated and/or the additional time requested and the basis upon which it was calculated.
- The claim will be acknowledged in writing by the City's Project Manager. If the claim is not disposed of within sixty (60) days of acknowledgement, provided additional time is not granted in writing by the City's Contract Officer, the claim will be decided by the City's Contract Officer. The Contract Officer reserves the right to make a written request to the Consultant at any time for additional information that the Consultant may possess to support the claims(s). The Consultant agrees to provide the City such additional information within thirty (30) days of receipt for such a request. The City's Contract Officer will allow a reasonable time extension for good cause if presented in writing prior to the expiration of the thirty (30) days. Failure to furnish such additional information constitutes a waiver of claim.
- The Consultant will be furnished a written, signed copy of the Contract Officer's decision within ninety (90) days of receipt of all necessary information from the Contractor upon which to base the decision. The Contract Officer's decision is final and conclusive unless, within thirty (30) days of receipt of the decision, the Consultant delivers a notice of appeal to the City Manager. The notice of appeal shall include specific exceptions to

Agreement for Professional Services
Project: Permanent Fund Advisor
Project No.: n/a
Contract No.: tbd
Cost Code: 607-1050-43200



the City's decision including specific provision of this Agreement which the Consultant intends to rely upon on appeal. General assertions that the City's decision is contrary to law or to fact are not sufficient.

- The decision of the City Manager will be rendered within 120 days of notice of appeal and the decision constitutes the exhaustion of contractual and administrative remedies.

XV. Extent of Agreement:

This Agreement, including appendices, represents the entire and integrated Agreement between the City and the Consultant and supersedes all prior negotiations, representations or agreements, either written or oral.

Nothing contained herein may be deemed to create any contractual relationship between the City and any Subconsultants or material suppliers; nor may anything contained herein be deemed to give any third party a claim or right of action against the City or the Consultant that does not otherwise exist without regard to this Agreement.

This Agreement may be changed only by written amendment executed by both the City and the Consultant.

All communications that affect this Agreement must be made or confirmed in writing.

The Consultant receiving final payment will execute a release, if reasonably required, relinquishing in full all claims against the City arising out of or by reason of the services and work products furnished under this Agreement.

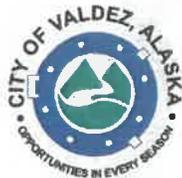
The Consultant shall pay all federal, state and local taxes incurred by the Consultant and shall require payment of such taxes by any Subconsultant or any other persons in the performance of this Agreement.

XVI. Governing Laws:

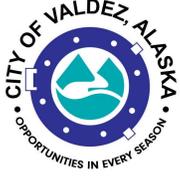
This Agreement is governed by the laws of the State of Alaska and such federal and local laws and ordinances as are applicable to work performed. Any litigation arising out of the terms of this Agreement shall be brought in the Third Judicial District, Superior or District Court at Valdez.

XVII. Minimum Wages:

Agreement for Professional Services
Project: Permanent Fund Advisor
Project No.: n/a
Contract No.: tbd
Cost Code: 607-1050-43200



Minimum wages as determined by the Department of Labor shall be paid to all persons performing work on this Contract.



Legislation Text

File #: 24-0042, **Version:** 1

ITEM TITLE:

February 2024 City Council Calendar

SUBMITTED BY: Elise Sorum-Birk, Deputy City Clerk

FISCAL NOTES:

Expenditure Required: n/a

Unencumbered Balance: n/a

Funding Source: n/a

RECOMMENDATION:

n/a

SUMMARY STATEMENT:

Attached is the City Council Calendar for February 2024.

February 2024

Valdez City Council Calendar

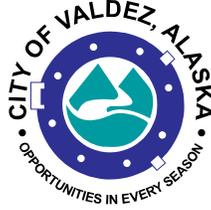


				1	2	3
4	5	6 7 p.m. – City Council Regular Meeting	7 5 p.m. – Beautification Commission	8	9	10
11	12 6 p.m. School Board - Work Session 7 p.m. School Board – Regular Meeting	13 6:30 p.m. – Parks & Rec Commission	14 5 p.m. – Library Board (Library Conference Room) 7 p.m. – Planning & Zoning Commission	15 Noon – VMHA Board NOMINATING PETITIONS AVAILABLE FOR 2024 MUNICIPAL ELECTION	16	17
18	19 HOLIDAY – Presidents Day – City Offices Closed	20 6 p.m. – Council Work Session (TBD) 7 p.m. – City Council Regular Meeting	21 7 p.m. – Economic Diversification Commission	22 12 p.m. – Beautification Commission Grant Program Lunch and Learn 7 p.m. – Ports and Harbors Commission (note date change)	23	24
25	26 6 p.m. School Board - Work Session 7 p.m. School Board – Regular Meeting	27	28 7 p.m. – Planning & Zoning Commission	29		

Note 1: This calendar is subject to change. Contact the Clerk’s Office for the most up-to-date information. Strike-thru indicates cancellation of standing meeting.

Note 2: Unless otherwise indicated, all meetings occur in Valdez Council Chambers.

Updated 1.31.24



**City of Valdez
Contract Amendment #2**

THIS AMENDMENT between the CITY OF VALDEZ, ALASKA, (“City”) and DOWL, LLC (“Consultant”), is to the following AGREEMENT dated the 6th day of October, 2022:

Project: Glacier Stream Erosion Mitigation Design

Project No: 21-350-0406

Contract No.: 1969

Cost Code: 350-0750-55000.406

Consultant’s project manager under this agreement is Bradley Melocik.

City’s project manager is Scott Benda.

ARTICLE 1. Justification

The above referenced AGREEMENT requires modification due to the following requirements or conditions: Due to changes in Ravn’s schedule that reduced flights to Valdez and new erosion damage that required redesign efforts, addition travel and design costs have been incurred. This contract amendment will provide funding for those costs.

ARTICLE 2. Scope of Work - Period of Performance

Scope of work and/or Period of Performance to the above referenced AGREEMENT shall be modified as specified in Appendix A and B, which is hereby incorporated by this reference.

ARTICLE 3. Compensation

Original amount of the AGREEMENT: \$94,084

Amount Changed by previously authorized Amendment: \$21,158.50

AGREEMENT Amount prior to this Amendment: \$115,242.50

Amount of this Amendment: \$32,238.44

New total AGREEMENT amount including this Amendment: \$147,480.94

Agreement for Services
Project: Glacier Stream Erosion Mitigation Design
Project No. 21-350-0406
Contract No. 1969
Cost Code: 350-0750-55000.406



ARTICLE 4. Extent of Agreement:

The above referenced AGREEMENT, including this and all previously authorized Amendments and appendices, represents the entire and integrated AGREEMENT between the City and the Contractor.

Nothing contained herein may be deemed to create any contractual relationship between the City and any Subconsultants or material suppliers; nor may anything contained herein be deemed to give any third party a claim or right of action against the City or the Contractor which does not otherwise exist without regard to this AMENDMENT.

All terms, conditions, and provisions of the above referenced AGREEMENT, to include all previously authorized Amendments, remain in full force and effect, except as specifically modified herein by this AMENDMENT.

IN WITNESS WHEREOF, the parties to this presence have executed this AMENDMENT in two (2) counterparts, each of which shall be deemed an original, on the date first mentioned above.

DOWL, LLC

Bradley M. Melocik

Name of Company Rep Authorized to Sign

SIGNATURE: DocuSigned by: Bradley Melocik
91206CB742C7476...

TITLE: Sr Water Resources Engineer

DATE: 1/4/2024 | 3:18 PM AKST

FEDERAL ID #: 92-0166301

Mailing Address
5015 Business Park Boulevard, Suite 4000

Anchorage, Ak 99503

City, State, Zip Code

Signature of Company Secretary or Attest

Date: _____

CITY OF VALDEZ, ALASKA

APPROVED:

DocuSigned by: John Douglas
FA8CDD764BEC4E2...
John Douglas, City Manager

Date: 1/8/2024 | 3:14 PM AKST

RECOMMENDED:

DocuSigned by: Nathan Duval
F259023D96294C0...
Nathan Duval, Capital Facilities Director

Date: 1/4/2024 | 4:13 PM AKST



Project: Glacier Dump Road Erosion Client: City of Valdez Project or Contract #: 1136.63643.01 12/19/2023						Prepared By: EA MacLeod Reviewed By: B Melocik	
Summary							
Phase Name	Task	Labor Subtotal		Direct Expenses Subtotal	Subconsultants	Project Totals	
		Hours	Cost				
Phase 1: Project Admin	1	Kick-off meeting with City of Valdez	16	\$ 2,660.00	\$ -	\$ -	\$ 2,660.00
	2	Bi-weekly coordination calls	24	\$ 4,380.00	\$ -	\$ -	\$ 4,380.00
	3	Schedule updates	6	\$ 1,030.00	\$ -	\$ -	\$ 1,030.00
	6		-	\$ -	\$ -	\$ -	\$ -
	<input checked="" type="checkbox"/> T&M <input type="checkbox"/> Lump Sum <input type="checkbox"/> Other		Subtotal	46	\$ 8,070.00	\$ -	\$ -
Phase 2: Site Visit	1	Travel	8	\$ 1,040.00	\$ 965.00	\$ -	\$ 2,005.00
	2	Meet CoV/FMT to set scope and expectations for design	4	\$ 520.00	\$ -	\$ -	\$ 520.00
	3	Site Assessment/Data Collection	20	\$ 2,600.00	\$ 450.00	\$ -	\$ 3,050.00
	4	Site Visit Report	10	\$ 1,550.00	\$ -	\$ -	\$ 1,550.00
	6		-	\$ -	\$ -	\$ -	\$ -
<input checked="" type="checkbox"/> T&M <input type="checkbox"/> Lump Sum <input type="checkbox"/> Other		Subtotal	42	\$ 5,710.00	\$ 1,415.00	\$ -	\$ 7,125.00
Phase 3: Survey	1	Project Management	2	\$ 460.00	\$ -	\$ -	\$ 460.00
	2	Design Survey	84	\$ 10,800.00	\$ 3,097.50	\$ -	\$ 13,897.50
	3	Drafting	70	\$ 8,600.00	\$ -	\$ -	\$ 8,600.00
	4	Reporting	20	\$ 2,500.00	\$ -	\$ -	\$ 2,500.00
	5	QC Review	6	\$ 1,200.00	\$ -	\$ -	\$ 1,200.00
	6		-	\$ -	\$ -	\$ -	\$ -
<input checked="" type="checkbox"/> T&M <input type="checkbox"/> Lump Sum <input type="checkbox"/> Other		Subtotal	182	\$ 23,560.00	\$ 3,097.50	\$ -	\$ 26,657.50
Phase 4: Initial Design and Estimates	1	Design Philosophy/Memo	16	\$ 2,400.00	\$ -	\$ -	\$ 2,400.00
	2	Design	56	\$ 7,760.00	\$ -	\$ -	\$ 7,760.00
	3	Quantities/ Engineer's Estimate	16	\$ 1,920.00	\$ -	\$ -	\$ 1,920.00
	4	Specs	12	\$ 1,520.00	\$ -	\$ -	\$ 1,520.00
	5	Quality Control	8	\$ 1,340.00	\$ -	\$ -	\$ 1,340.00
	6		-	\$ -	\$ -	\$ -	\$ -
<input checked="" type="checkbox"/> T&M <input type="checkbox"/> Lump Sum <input type="checkbox"/> Other		Subtotal	108	\$ 14,940.00	\$ -	\$ -	\$ 14,940.00
Phase 5: Permitting	1	DNR Land Use Permit	55	\$ 8,475.00	\$ 400.00	\$ -	\$ 8,875.00
	2	USACE Individual Permit	55	\$ 8,475.00	\$ -	\$ -	\$ 8,475.00
	3	ADEC Section 401 Water Quality	38	\$ 5,770.00	\$ 2,375.00	\$ -	\$ 8,145.00
	6		-	\$ -	\$ -	\$ -	\$ -
<input checked="" type="checkbox"/> T&M <input type="checkbox"/> Lump Sum <input type="checkbox"/> Other		Subtotal	148	\$ 22,720.00	\$ 2,775.00	\$ -	\$ 25,495.00
Phase 6: Final Design and Bidding Support	1	Final Design Philosophy/Memo	2	\$ 300.00	\$ -	\$ -	\$ 300.00
	2	PS&E Review with CoV/FMT	4	\$ 600.00	\$ -	\$ -	\$ 600.00
	3	100% Design	16	\$ 2,400.00	\$ -	\$ -	\$ 2,400.00
	4	100% Engineer's Estimate	6	\$ 900.00	\$ -	\$ -	\$ 900.00
	5	100% Specs	2	\$ 300.00	\$ -	\$ -	\$ 300.00
	6	Quality Control	4	\$ 860.00	\$ -	\$ -	\$ 860.00
	7		-	\$ -	\$ -	\$ -	\$ -
<input checked="" type="checkbox"/> T&M <input type="checkbox"/> Lump Sum <input type="checkbox"/> Other		Subtotal	34	\$ 5,360.00	\$ -	\$ -	\$ 5,360.00
Phase 7: Construction Admin	1	Site Observation (7 Days)	105	\$ 16,400.00	\$ -	\$ -	\$ 16,400.00
	2	Daily observation reports	37	\$ 5,875.00	\$ -	\$ -	\$ 5,875.00
	3	Project Management	4	\$ 730.00	\$ -	\$ -	\$ 730.00
	4	Project Review	4	\$ 600.00	\$ -	\$ -	\$ 600.00
	5	Project Closeout Assistance	8	\$ 1,330.00	\$ -	\$ -	\$ 1,330.00
	6	Response to Contractor Questions	16	\$ 2,660.00	\$ -	\$ -	\$ 2,660.00
	7		-	\$ -	\$ -	\$ -	\$ -
<input type="checkbox"/> T&M <input type="checkbox"/> Lump Sum <input type="checkbox"/> Other		Subtotal	174	\$ 27,595.00	\$ -	\$ -	\$ 27,595.00
Amendment	1	Phase 6 Amendment	60	\$ 9,000.00	\$ -	\$ 1,176.24	\$ 10,176.24
	2	Phase 7 Amendment	132	\$ 17,195.00	\$ 4,867.20	\$ -	\$ 22,062.20
		Subtotal	192	\$ 26,195.00	\$ 4,867.20	\$ 1,176.24	\$ 32,238.44
TOTAL			926	\$ 134,150.00	\$ 12,154.70	\$ 1,176.24	\$ 147,480.94