

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 Barga- 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.