



City of Valdez

212 Chenega Ave.
Valdez, AK 99686

Meeting Agenda - Final Planning and Zoning Commission

Wednesday, August 10, 2022

7:00 PM

Council Chambers

Regular Meeting

REGULAR AGENDA - 7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC BUSINESS FROM THE FLOOR

IV. APPROVAL OF MINUTES

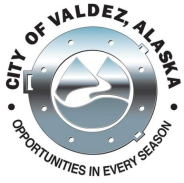
1. [Meeting Minutes Planning & Zoning Regular Meeting June 22, 2022](#)
2. [Planning & Zoning Commission Regular Meeting Minutes July 13, 2022](#)

V. NEW BUSINESS

1. [Approval of Final Plat for Tract C, USS 439 \(Subdivision #22-06\) a Replat of a Portion of USS 439, Creating Tract C USS 439, and Vacating and Re-dedicating a Portion of Glacier Haul Road Within USS 439.](#)
2. [Recommendation to City Council to Amend Plan Valdez, the 2021 Comprehensive Plan, by Adding 'Neighborhood Commercial' to the Listed Supporting Land Uses in the Rural Neighborhood Place Type](#)

VI. COMMISSION BUSINESS FROM THE FLOOR

VII. ADJOURNMENT



City of Valdez

212 Chenega Ave.
Valdez, AK 99686

Legislation Text

File #: 22-0429, **Version:** 1

ITEM TITLE:

Meeting Minutes Planning & Zoning Regular Meeting June 22, 2022

SUBMITTED BY: Jared Chase

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

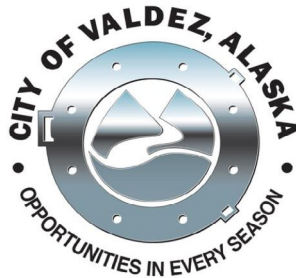
N/A

SUMMARY STATEMENT:

Draft Meeting Minutes Planning & Zoning Regular Meeting June 22, 2022. Please alert staff to any required changes during the meeting.

City of Valdez

*212 Chenega Ave.
Valdez, AK 99686*



Meeting Minutes

Wednesday, June 22, 2022

7:00 PM

Regular Meeting

Council Chambers

Planning and Zoning Commission

REGULAR AGENDA - 7:00 PM**I. CALL TO ORDER****II. ROLL CALL**

Present 7 - Chair Donald Haase
Commission Member Rhonda Wade
Commission Member Harold Blehm
Commission Member Roger Kipar
Commission Member Stephen Goudreau
Commission Member Brandon Reese
Commission Member Chris Watson

Also Present 3 - Planning Director Kate Huber
Senior Planner & GIS Technician Paul Nylund
Administrative Assistant Jared Chase

III. PUBLIC BUSINESS FROM THE FLOOR**IV. NEW BUSINESS****1. Approval of Final Plat for Rydor Subdivision 2022 Replat (Subdivision #22-05), Creating Parcels A-1-A and A-1-B**

MOTION: Commission Member Wade moved, seconded by Commission Member Kipar, to Approve final plat for Rydor Subdivision 2022 replat (Subdivision #22-05), creating Parcels A-1-A and A-1-B.

The motion carried by the following vote after the following discussion occurred.

Discussion: Chair Haase pointed out that most of the discussion needed on this topic occurred prior to the preliminary plat approval at a past meeting.

Yays: 6 - Chair Haase, Commission Member Wade, Commission Member Blehm, Commission Member Kipar, Commission Member Goudreau, and Commission Member Watson

Recused: 1 - Commission Member Reese

2. Approval of a Recommendation to City Council to Grant a 2610 Foot Long and 20 Foot Wide Utility Easement on City of Valdez Owned Tract A-2 of ASLS 2004-6, Within Sections 23 and 24 T9S R5W C.R.M.

MOTION: Commission Member Kipar moved, seconded by Commissioner Wade, to Approve a recommendation to City Council to grant a 2610 foot long and 20 foot wide utility easement on City of Valdez owned Tract A-2 of ASLS 2004-6, within sections 23 and 24 T9S R5W C.R.M.

The motion carried by the following vote after the following discussion occurred.

Discussion: Commissioner Goudreau asked about the statement added by staff that the fiber optic line could have impact on future use of the land. Paul Nylund clarified that the easement being established is going around a small pond and so the easement dips into the property fairly far. Chair Haase asked the applicant if the 20ft easement was going to be large enough. The applicant noted that 20ft is plenty reasonable.

Yays: 7 - Chair Haase, Commission Member Wade, Commission Member Blehm, Commission Member Kipar, Commission Member Goudreau, Commission Member Reese, and Commission Member Watson

3. Discussion: Possible Comprehensive Plan Amendment - Commercial Uses in Rural Residential Place Type

Discussion only.

Discussion: Planning Director Huber gave a presentation based on a previous request from the Commission regarding the comprehensive plan and option for allowing limited commercial uses in rural subdivisions. Ms. Huber proposed a couple of paths forward, including adding "neighborhood commercial" to the supporting land use options in the Rural Neighborhood Place Type. The currently adopted plan lists all commercial uses as incompatible in the Rural Neighborhood Place Type. Commissioners discussed preferred amendment options and requested that Ms. Huber bring forward a recommendation to Council to modify the comprehensive plan to add limited commercial uses as a supporting land use in the Rural Neighborhood Place Type. Staff will prepare this as a future agenda item for commission discussion and approval.

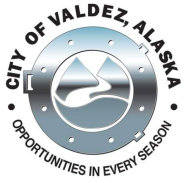
V REPORTS

1. Planning Director's Report

The Planning Director provided a verbal report to commissioners during the meeting.

VI. COMMISSION BUSINESS FROM THE FLOOR

VII. ADJOURNMENT



City of Valdez

212 Chenega Ave.
Valdez, AK 99686

Legislation Text

File #: 22-0430, **Version:** 1

ITEM TITLE:

Planning & Zoning Commission Regular Meeting Minutes July 13, 2022

SUBMITTED BY: Jared Chase, Administrative Assistant & Permit Specialist

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

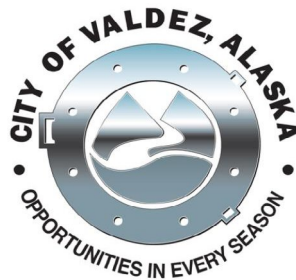
N/A

SUMMARY STATEMENT:

Draft Planning & Zoning Commission Regular Meeting Minutes July 13, 2022. Please alert staff to any required changes during the meeting.

City of Valdez

*212 Chenega Ave.
Valdez, AK 99686*



Meeting Minutes

Wednesday, July 13, 2022

7:00 PM

Regular Meeting

Council Chambers

Planning and Zoning Commission

REGULAR AGENDA - 7:00 PM**I. CALL TO ORDER****II. ROLL CALL**

Present 5 - Chair Donald Haase
Commission Member Rhonda Wade (Online)
Commission Member Harold Blehm
Commission Member Roger Kipar
Commission Member Chris Watson

Absent 2 - Commission Member Stephen Goudreau
Commission Member Brandon Reese

Also Present 3 - Planning Director Kate Huber (Online)
Senior Planner and Floodplain Manager Bruce Wall
Administrative Assistant Jared Chase

III. PUBLIC BUSINESS FROM THE FLOOR**IV. PUBLIC HEARINGS**

1. Public Hearing Concerning a Proposed Rezone of Lots 3D and 3F, USS 3563, Plat 2000-4 to Commercial Residential and Adopt Findings

No public comment received.

2. Public Hearing Concerning a Proposed Rezone of Parcel B of Alaska Tideland Survey 10 to Light Industrial and Adopt Findings

No public comment received.

V. NEW BUSINESS

1. Approval of Preliminary Plat for Tract C, USS 439 (Subdivision #22-06) a replat of a Portion of USS 439, Creating Tract C, USS 439

MOTION: Commission Member Kipar moved, seconded by Commission Member Blehm, to Approve preliminary plat for Tract C, USS 439 (Subdivision #22-06) a replat of a portion of USS 439, creating Tract C, USS 439.

The motion carried by the following vote after the following discussion occurred.

Discussion: Chair Haase asked about plat note 5, referring to the snow lot requirements. The surveyor, Allen Minish, clarified that he added the note because they didn't do a snow lot for the subdivision.

Yays: 5 - Chair Haase, Commission Member Wade, Commission Member Blehm, Commission Member Kipar, and Commission Member Watson

Absent: 2 – Commission Member Goudreau, Commission Member Reese.

2. Approval of a Recommendation to City Council Concerning a Proposed Rezone of Lots 3D and 3F, USS 3563, Plat 2000-4 to Commercial Residential and Adopt Findings

MOTION: Commission Member Kipar moved, seconded by Commission Member Watson, to Approve recommendation of approval to City Council concerning the proposed rezone of Lots 3D and 3F, USS 3563, Plat 2000-4 to Commercial Residential and adopt the proposed findings.

The motion carried by the following vote after the following discussion occurred.

Discussion: No discussion occurred.

Yays: 5 - Chair Haase, Commission Member Wade, Commission Member Blehm, Commission Member Kipar, and Commission Member Watson

Absent: 2 – Commission Member Goudreau, Commission Member Reese.

3. Approval of a Recommendation to City Council Concerning a Proposed Rezone of Parcel B of Alaska Tideland Survey 10 to Light Industrial and Adopt Findings

MOTION: Commission Member Kipar moved, seconded by Commission Member Watson, to Approve recommendation of approval to City Council concerning the proposed rezone of Parcel B of Alaska Tideland Survey 10 to Light Industrial and adopt the proposed findings.

The motion carried by the following vote after the following discussion occurred.

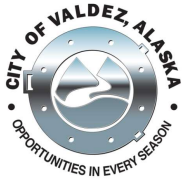
Discussion: Commission member Blehm requested an explanation of why the parcel should be zoned light industrial over waterfront industrial. Mr. Wall explained that the wording within light industrial covers all waterfront industrial uses, therefore the uses cover a broader range of uses. Ms. Huber explained that both light industrial and waterfront industrial would comply with the comprehensive plan. Mr. Wall further explained that part of the decision to zone this parcel light industrial was to match the wording on the current lease.

Yays: 5 - Chair Haase, Commission Member Wade, Commission Member Blehm, Commission Member Kipar, and Commission Member Watson

Absent: 2 – Commission Member Goudreau, Commission Member Reese.

VI. COMMISSION BUSINESS FROM THE FLOOR

VII. ADJOURNMENT



Legislation Text

File #: 22-0431, **Version:** 1

ITEM TITLE:

Approval of Final Plat for Tract C, USS 439 (Subdivision #22-06) a Replat of a Portion of USS 439, Creating Tract C USS 439, and Vacating and Re-dedicating a Portion of Glacier Haul Road Within USS 439.

SUBMITTED BY: Paul Nylund - Senior Planner, GIS Technician

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

Approve the final plat for Tract C, USS 439 (Subdivision #22-06) a replat of a portion of USS 439, creating Tract C USS 439, and Vacating and Re-dedicating a Portion of Glacier Haul Road Within USS 439.

SUMMARY STATEMENT:

The City of Valdez has requested a survey within Section 2, Township 9 South, Range 6 West, Copper River Meridian described as follows: A subdivision of USS 439, creating Tract C, USS 439 Subdivision. The preliminary plat for this subdivision was approved by the City of Valdez Planning and Zoning Commission at their regularly scheduled public meeting on July 13th, 2022.

The City of Valdez is the property owner of the land on which the subdivision is to take place. Allen Minish of Wrangell Mountain Technical Services is the land surveyor on this project.

The purpose of this subdivision is to establish the boundaries of Tract C, which has been authorized via Resolution #22-28 to be subject to a 10 year lease to Alaska Guide Company, LLC. This subdivision is required per VMC 16.04.020, which provides that leases for periods of ten years or greater are required to be subdivided. The costs of this subdivision are to be incurred by the applicant.

A section of Glacier Haul Road is to be re-dedicated by this plat. The section of this road that passes through USS 439 is hereby vacated. On the plat that originally dedicated this road (plat #92-5), the depicted right of way (ROW) does not align with the actual location of the Glacier Haul Road in the area of this subdivision, or where it intersects with the Richardson Highway. This plat will establish the ROW based on the actual current location and width of the road. The vacation of the roadway outside of USS 439, as depicted on plat 92-5, will be addressed in a future platting action.

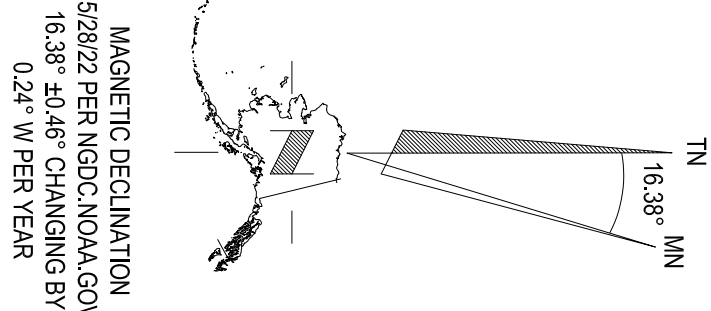
There are no sidewalks planned within this subdivision, which is consistent with rest of the area.

A floodplain determination was done for this property and much of it is within the special flood hazard area (SFHA). Portions of the property are located within Zone X and shaded Zone X. Any development within the SFHA requires a floodplain development permit. A flood zone determination is attached.

This proposed platting action is considered a minor subdivision. A minor subdivision is defined by Valdez Municipal Code (VMC) 16.04.020 as: any subdivision containing not more than four lots fronting an already existing street, not involving any new street or road or extension of municipal facilities and not adversely affecting the development of the remainder of the parcel or adjoining property and not in conflict with any provision or portion of the Comprehensive Plan, Official Map or Zoning Ordinance, if such exists, or Valdez Municipal Code.

Notice was sent to all property owners within 300 feet of the property, per Section 16.04.090 of the Valdez Municipal Code, on June 1st, 2022. Notice was sent to the utilities on June 1st, 2022.

Staff has not received any comments on the subdivision from the public or the utility companies.



C2 (R1) N 28° 17' 56" W 5280.00' C2 TO C3
5278.32' C2 TO C3

LOT 3C
PLAT 99-10

REMAINDER USS 439

GLACIER HAUL ROAD PER PLAT 1992-5
THIS PORTION VACATED THIS PLAT

N 28° 17' 56" W 82.72'
N 76° 25' 40" E 24.89'
N 76° 25' 40" E 35.41'

GLACIER HAUL ROAD
ALIGNMENT BASED
ON ACTUAL ROAD AS-BUILT

N 76° 25' 40" E 45.92'

DOTPF RIGHT OF WAY

GLACIER HAUL ROAD
DEDICATED THIS PLAT
55,732.05 SF (1.279 ACRES)

UNABLE TO SET MONUMENTS
ALONG PORTION OF PLAT DUE
TO EXISTING UNDERGROUND
UTILITIES

TRACT A
LOT 2
PLAT 97-22

TRACT C
260,344.52 SF (5.977 ACRES)

ASLS 79-116

TRACT A
PLAT 80-11

COPPER AVENUE

TRACT B
PLAT 93-2

RICHARDSON HIGHWAY
DOTPF RIGHT OF WAY

COPPER VALLEY ELECTRIC EASEMENT
34'-168'-0" 0000'-0
S 41° 54' 28" E 80.37'
S 41° 54' 28" E 386.15'

LEGEND



FOUND BLM MONUMENT

SET SECONDARY MONUMENT 1" YELLOW PLASTIC CAP ON 5/8" X 3/8" REBAR
BOUNDARY THIS SUBDIVISION

BOUNDARY OTHER

BOUNDARY CENTERLINE

BOUNDARY EASEMENTS

MEASURED BEARING AND DISTANCE

RECORD BEARING AND DISTANCE USS 439

P.U.E.

NOTES

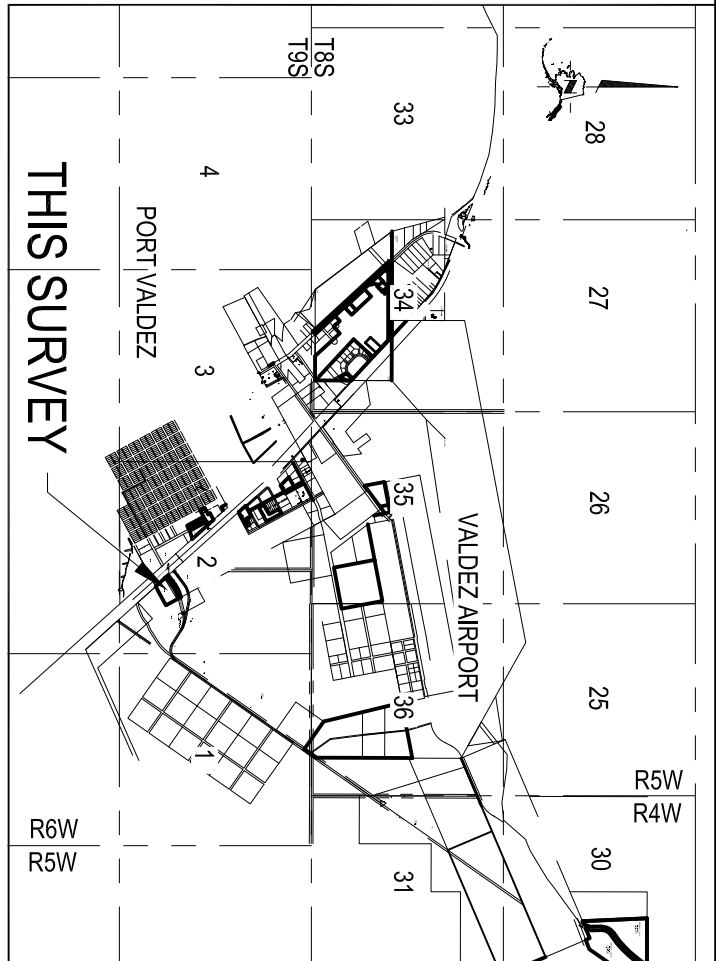
1. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.
2. BASIS OF BEARING IS FROM HIGH ACCURATE GPS DERIVED USING NAD 83 ALASKA SPC ZONE 3 AND THE DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
3. REF. PLATS: USS 439, 1997-22, 1999-2, 1999-10, 1986-11, 1992-5 VALDEZ RD.
4. REF. FIELD BOOK: 22-01.
5. ALL SNOW REMOVAL MUST BE IN ACCORDANCE WITH THE CITY OF VALDEZ CURRENT OR FUTURE CODES.
6. THE MAJORITY OF TRACT C HAS BEEN DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS A SPECIAL FLOOD HAZARD AREA AS OF THE DATE THIS PLAT IS RECORDED. PRIOR TO DEVELOPMENT, THE CITY OF VALDEZ FLOODPLAIN ADMINISTRATOR SHOULD BE CONTACTED FOR CURRENT INFORMATION AND REGULATIONS. DEVELOPMENT MUST COMPLY WITH CHAPTER 15.30 OF THE VALDEZ MUNICIPAL CODE.

CERTIFICATE OF OWNERSHIP AND DEDICATION

THE CITY OF VALDEZ HEREBY CERTIFIES THAT IT IS THE OWNER OF ALL RELATED INTERESTS CONTAINED WITHIN THE TRACT C, USS 439 SUBDIVISION, AS DEPICTED ON THIS PLAT. THE CITY OF VALDEZ APPROVES THIS SURVEY AND PLAT AND HEREBY DEDICATES OR RESERVES FOR PUBLIC USE, AS DEPICTED ON THE PLAT, ALL PUBLIC EASEMENTS, PUBLIC UTILITY EASEMENTS, RIGHT-OF-WAY, AND SNOW STORAGE AREAS THAT ARE DEPICTED ON THE PLAT, OR ARE THE SUBJECT OF ITS PLAT NOTES.

VICINITY MAP

SCALE: 1" = 1 MILE



SHARON SCHEDT
MAYOR, CITY OF VALDEZ
PO BOX 307
VALDEZ, AK 99686
907-834-3408

ATTEST:

SHERI PERCE, MMC, CITY CLERK

DATE

TAX CERTIFICATE

I, SHERI L. PERCE, CITY CLERK FOR THE CITY OF VALDEZ, ALASKA, DO CERTIFY THAT AS CITY-OWNED LAND, THE REAL PROPERTIES AND INTERESTS INCLUDED IN THIS PLAT ARE EXEMPT FROM MUNICIPAL REAL PROPERTY TAXES.

SHERI PERCE, MMC, CITY CLERK
CITY OF VALDEZ, ALASKA

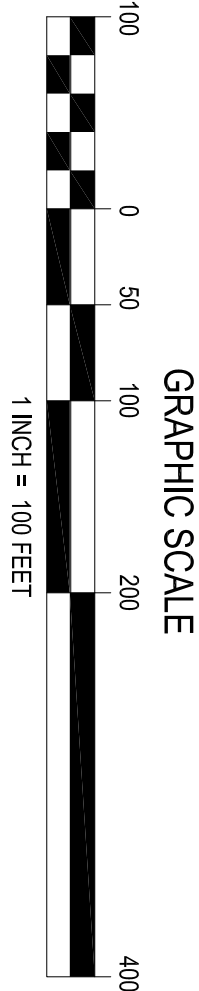
DATE

PLAT APPROVAL

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY OF VALDEZ PLANNING AND ZONING COMMISSION FOR RECORDING.

DON HAASE
CHAIR OF THE PLANNING AND ZONING COMMISSION
CITY OF VALDEZ, ALASKA

DATE



SURVEYOR:
WRANGELL MOUNTAIN TECHNICAL SERVICES
PO BOX 118, CHITNA, AK 99686 (907) 823-2280 (H/O) (907) 259-2280 (CELL)
A PLAT OF

TRACT C, USS 439 SUBDIVISION
GLACIER HAUL ROAD WITHIN UNITED STATES SURVEY 439

UNITED STATES SURVEY 439
A SUBDIVISION OF

LOCATED WITHIN SURVEY 439
SECTION 2, TOWNSHIP 9 SOUTH, RANGE 6 WEST
COPPER RIVER MERIDIAN, ALASKA

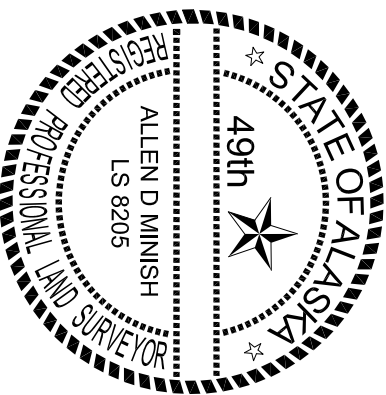
CONTAINING 2316.076571 FT² (47.266 ACRES)
VALDEZ RECORDING DISTRICT, ALASKA

DRAWN BY: ADM
DATE: 8/9/2022

CHECKED BY: ADM/PM
DATE: 8/9/2022

DRAWING NAME: MMTS PROJECT #
DATE: 22/05

INTEGRAL LOT TO GLACIER STREAM



CITY OF VALDEZ, ALASKA

RESOLUTION #22-28

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA, AUTHORIZING A LEASE WITH ALASKA GUIDE COMPANY, LLC FOR 2581 RICHARDSON HIGHWAY, A PORTION OF USS 439 OWNED BY THE CITY OF VALDEZ

WHEREAS, Alaska Guide Company, LLC desires to utilize City of Valdez property adjacent to Glacier Stream to operate a recreational guiding business; and

WHEREAS, 2581 Richardson Highway was identified as a City-owned parcel available for lease; and

WHEREAS, Alaska Guide Company, LLC has applied to lease the property for a ten-year term for construction and operation of a recreational guiding business; and

WHEREAS, the property is zoned Light Industrial which allows for business offices, employee housing, gear rental storage and maintenance facility and a Onewheel and mountain biking course; and

WHEREAS, helicopter landing facilities are a conditional use in the Light Industrial district; and

WHEREAS, RV Parks and Campgrounds are a conditional use in the Light Industrial district; and

WHEREAS, per the 2005 Property Management Policies and Procedures, a phase I environmental site assessment is required to be completed for all Light Industrial property at the cost of lessee.

WHEREAS, per 16.04.020, leases for periods of ten years or greater are required to be subdivided. A subdivision is required at the cost of lessee.

WHEREAS, the Planning and Zoning Commission approved a recommendation to approve this lease on April 27, 2022.

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

Section 1. The City Council of the City of Valdez, Alaska authorizes a lease with Alaska Guide Company, LLC and authorizes the City Manager or their designee to negotiate said lease.

Section 2. The use of the lease shall be for the construction and operation of a recreational guiding business, including construction of employee housing, gear rental/storage and maintenance facility, a business office, and a Onewheel and mountain biking course.

Section 3. This lease approval excludes a ropes course, a zipline course, a rock and ice climbing wall, climbing and obstacle features, and swings from being authorized uses on the property as they do not conform to the allowable uses in the Light Industrial district.

Section 4. An RV park/campground is excluded as a condition of this lease approval; Alaska Guide Company is required to obtain a conditional use permit and a lease amendment should they choose to pursue an RV park/campground.

Section 5. A helicopter landing field is excluded as a condition of this lease approval; Alaska Guide Company is required to obtain a conditional use permit and a lease amendment should they choose to pursue a helicopter landing field.

Section 6. All local, state, and federal permitting associated with the development must be obtained, and the conditions of such approvals must be complied with throughout the duration of the lease term, including required floodplain development permits.

Section 7. Per 16.04.020, leases for periods of ten years or greater are required to be subdivided. A subdivision is required at the cost of lessee.

Section 8. A phase I environmental site assessment is required to be completed prior to execution of the lease agreement at the cost of lessee.

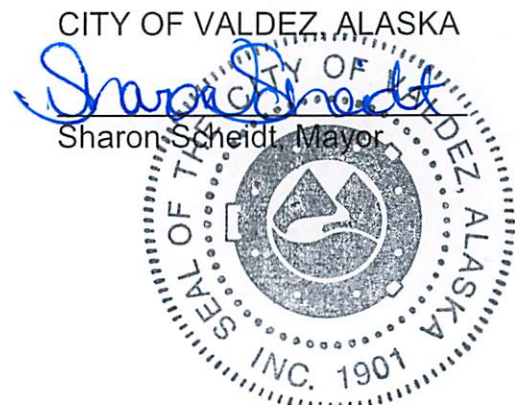
Section 9. The annual rental fee shall be 10% of fair market value annually. An appraisal to determine fair market value shall be ordered at the cost of lessee.

Section 10. In conformance with Valdez Municipal Code Section 4.08.160 this lease shall not become effective until public notice has been given for at least thirty days. This resolution shall be posted twice in a newspaper in the city and shall be posted on the official city bulletin board and two other public places in the city for thirty days prior to the effective date of the lease.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF VALDEZ,
ALASKA, this 4th day of May, 2022.

ATTEST:


Sheri L. Pierce, MMC, City Clerk



17.04.290 Bunkhouse.

“Bunkhouse” means a building used as living quarters for people such as cannery workers or construction laborers where shower and sanitary facilities are shared by several rooms. (Ord. 17-04 § 1 (part); Ord. 16-04 § 2 (part); Ord. 03-15 § 1 (part); prior code § 30-8(b) (part))

17.04.1170 Professional office.

“Professional office” means the office of a member of a recognized profession maintained for the conduct of that profession. (Ord. 17-04 § 1 (part); Ord. 16-04 § 2 (part); Ord. 03-15 § 1 (part); prior code § 30-8(b) (part))

17.04.1220 Recreational vehicle park or campground.

“Recreational vehicle park or campground” means a parcel of land 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. (Ord. 17-04 § 1 (part); Ord. 16-04 § 2 (part); Ord. 03-15 § 1 (part); prior code § 30-8(b) (part))

**Chapter 17.36
L-I LIGHT INDUSTRIAL DISTRICT**

Sections:

[17.36.010 Intent.](#)

[17.36.020 Permitted principal uses and structures.](#)

[17.36.030 Permitted accessory uses and structures.](#)

[17.36.040 Conditional uses.](#)

[17.36.050 Prohibited uses and structures.](#)

[17.36.060 Minimum lot requirements.](#)

[17.36.070 Minimum setback requirements.](#)

[17.36.080 Maximum lot coverage by all buildings and structures.](#)

[17.36.090 Maximum height of buildings and structures.](#)

[17.36.100 Required off-street parking and loading.](#)

17.36.110 Signs.**17.36.010 Intent.**

The L-I (light industrial) 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 L-I district to serve the uses for which the district is primarily intended. (Ord. 17-04 § 4 (part): Ord. 16-04 § 7 (part): Ord. 03-15 § 16 (part): prior code § 30-25(a))

17.36.020 Permitted principal uses and structures.

In an L-I zone, the following uses and structures are permitted outright:

- A. Automobile service stations;
- B. Sales and repair facilities (i.e., equipment, boat, auto body);
- C. Building material supply establishments;
- D. Breweries;
- E. Bunkhouses;
- F. Distilleries;
- G. Professional offices;
- H. Maintenance and service shops, construction offices and equipment storage yards;
- I. Marijuana cultivation facilities;
- J. Marijuana product manufacturing facilities;
- K. Marijuana retail stores;
- L. Marijuana testing facilities;
- M. Light manufacturing and processing operations;
- N. Open space for recreation;
- O. Principal permitted uses of waterfront industrial district;
- P. Agricultural nurseries and greenhouses;
- Q. Utilities installations, except dams, water reservoirs and sewage treatment plants;
- R. Warehousing and indoor/outdoor storage;

S. Wineries. (Ord. 17-04 § 4 (part): Ord. 16-04 § 7 (part): Ord. 03-15 § 16 (part): prior code § 30-25(b))

17.36.030 Permitted accessory uses and structures.

In an L-I zone, the following uses and structures, which are incidental to the permitted principal uses and structures listed in Section [17.36.020](#), are permitted:

- A. Accessory buildings;
- B. Owner/operator dwellings;
- C. Sales and service uses accessory to permitted principal uses;
- D. Watchman's facilities;
- E. Small wind energy systems in conformance with Section 17.48.150. (Ord. 17-04 § 4 (part): Ord. 16-04 § 7 (part): Ord. 08-11 § 14: Ord. 03-15 § 16 (part): prior code § 30-25(c))

17.36.040 Conditional uses.

In an L-I zone, subject to the conditional use provisions of this title, the following uses and structures may be permitted:

- A. Airports and landing fields for rotary or fixed-wing aircraft;
- B. Animal hospitals, veterinary practices and kennels;
- C. Asphalt and concrete plants;
- D. Correctional facilities;
- E. Hazardous, volatile and flammable storage and distribution;
- F. Recreational vehicle campground;
- G. Sawmills;
- H. Solid waste processing facility on tracts of not less than ten acres;
- I. RV park or campground;
- J. Mobile home courts;
- K. Outdoor shooting ranges;
- L. Restaurants, taverns and cocktail lounges;

M. Structures over thirty-five feet. (Ord. 17-04 § 4 (part): Ord. 16-04 § 7 (part): Ord. 03-15 § 16 (part): prior code § 30-25(d))

17.36.050 Prohibited uses and structures.

Any use or structure not of a character indicated under permitted principal uses and structures or permitted as a conditional use is prohibited. (Ord. 17-04 § 4 (part): Ord. 16-04 § 7 (part): Ord. 03-15 § 16 (part): prior code § 30-25(e))

17.36.060 Minimum lot requirements.

Width and area are determined by use and other codes. (Ord. 17-04 § 4 (part): Ord. 16-04 § 7 (part): Ord. 03-15 § 16 (part): prior code § 30-25(f))

17.36.070 Minimum setback requirements.

Front yard, side yard and rear yard subject to building code regarding fire walls and separation of structures. (Ord. 17-04 § 4 (part): Ord. 16-04 § 7 (part): Ord. 03-15 § 16 (part): prior code § 30-25(g))

17.36.080 Maximum lot coverage by all buildings and structures.

Unrestricted within setbacks. (Ord. 17-04 § 4 (part): Ord. 16-04 § 7 (part): Ord. 03-15 § 16 (part): prior code § 30-25(h))

17.36.090 Maximum height of buildings and structures.

Principal buildings and structures shall not exceed thirty-five feet in height, except as otherwise provided in this title. (Ord. 17-04 § 4 (part): Ord. 16-04 § 7 (part): Ord. 03-15 § 16 (part): prior code § 30-25(i))

17.36.100 Required off-street parking and loading.

Adequate off-street parking and loading spaces shall be provided in connection with any permitted use in accordance with the requirements set forth in Sections 17.48.100 and 17.48.110. (Ord. 17-04 § 4 (part): Ord. 16-04 § 7 (part): Ord. 03-15 § 16 (part): prior code § 30-25(j))

17.36.110 Signs.

Signs may be allowed in conjunction with any permitted use subject to the provisions of Section 17.48.090. (Ord. 17-04 § 4 (part): Ord. 16-04 § 7 (part): Ord. 03-15 § 16 (part): prior code § 30-25(k))



City of Valdez
ALASKA
Planning Department

June 14, 2022

Paul Nylund
Senior Planner
P.O. Box 3007
Valdez, AK 99686
Sent via email to: pnylund@valdezak.gov

Re: 2581 Richardson Highway Floodplain Determination

Mr. Nylund,

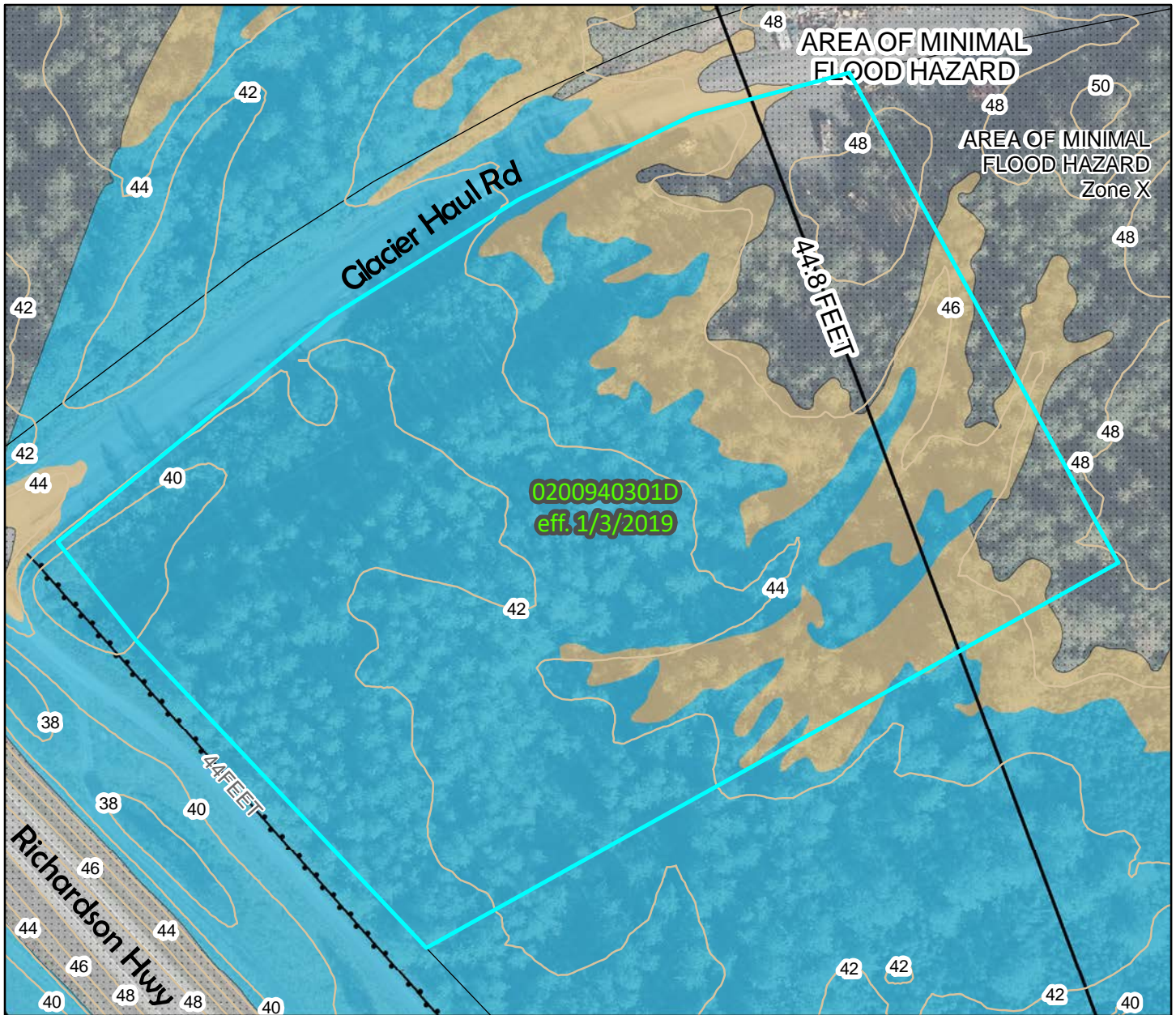
The portion of USS 439 southeasterly of Glacier Haul Road and northeasterly of Richardson Highway is located mostly within Flood Zone AE which is within the special flood hazard area (SFHA). Portions of the property is located within Zone X and shaded Zone X. Any development within the SFHA requires a floodplain development permit.

This flood zone determination was made using the Flood Insurance Rate Map (FIRM), effective January 3, 2019, referencing panel number 0200940301D.

Please do not hesitate to reach out if you have any questions.

Sincerely,

Bruce Wall, CFM
Senior Planner
City of Valdez | Planning Department
P.O. Box 307, Valdez AK 99686
☎ 907.834.3451 | ✉ bwall@valdezak.gov



FEMA National Flood Hazard Layer

Legend

- 2-Foot Contours
- Parcels
- Levees
- Zone X - Area of Minimal Flood Hazard
- Zone X - 0.2% Annual Chance Flood Hazard
- Zone X - Area with reduced Flood Risk Due to Levee
- Zone AE - Floodway
- Zone A
- Zone AE
- Zone VE
- Open Water

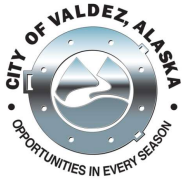


0 55 110 220 Feet

Information displayed is for informational purposes only. The City of Valdez makes no warranties, expressed or implied as to the veracity or accuracy of the information herein.

Date: 6/13/2022

Author: City of Valdez Planning



Legislation Text

File #: 22-0432, **Version:** 1

ITEM TITLE:

Recommendation to City Council to Amend Plan Valdez, the 2021 Comprehensive Plan, by Adding 'Neighborhood Commercial' to the Listed Supporting Land Uses in the Rural Neighborhood Place Type

SUBMITTED BY: Kate Huber, Planning Director

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

Because the Planning & Zoning Commission has expressed the desire to allow limited commercial uses in some rural subdivisions, staff recommends they approve this recommendation to City Council to amend Plan Valdez, the 2021 comprehensive plan, by adding 'neighborhood commercial' to the listed supporting land uses in the Rural Neighborhood Place Type.

SUMMARY STATEMENT:

During the June 22, 2022 Planning & Zoning Commission regular meeting, the commission held a discussion that was previously requested by Chair Haase, and a number of other commissioners, to consider an amendment to the comprehensive plan that could allow limited commercial uses in rural subdivisions.

This discussion request resulted from a past rezone request to utilize the commercial residential zoning district for a lot within the Rural Neighborhood Place Type in the comprehensive plan. Because Title 17 requires any zoning map changes to be in conformance with the comprehensive plan, and because the Rural Neighborhood Place Type currently lists all commercial uses as incompatible, some members of the commission expressed a desire to increase flexibility in rural subdivisions for limited commercial uses.

The Planning Director presented some slides (attached) during the 06/22 meeting and gave the commissioners background information on why Plan Valdez was written with all commercial uses as incompatible in this place type. The reasons were primarily to encourage development in the downtown core of town, in central areas with full utility services, and to preserve the rural feel of outlying residential subdivisions. Staff also gave a couple of options of how proposed changes to the plan could be structured. Video of this presentation is available on the City of Valdez agenda website.

From the discussion during the 06/22 meeting, staff has prepared this proposed amendment for the Planning & Zoning Commission to consider recommending to City Council. The attached PDF of page 13 of the comprehensive plan shows redlines.

The attached proposed amendment is based on comments made by the Planning & Zoning commission during their discussion on 06/22. If this recommendation is approved, staff will present this recommendation to City Council for their consideration. City Council must approve any amendment to the existing comprehensive plan - Plan Valdez, adopted in Fall of 2021.



Comprehensive Plan Amendment Discussion: Rural Neighborhood Uses

Planning & Zoning Commission - June 22, 2022

Comprehensive Plan Role in Zoning Map Amendments

- Provides long-term vision for community development.
- Informs government and community decisions to help focus on long term goals for Valdez.
- Future Land Use Maps don't require zoning changes, but provide framework for future zoning decisions.
- Place types are designed to be more flexible by including multiple zoning districts in some cases.

Valdez Municipal Code Requirement For Conformance with the Comprehensive Plan

17.54.010 Authority. Whenever the public necessity, convenience, general welfare, modifications to the comprehensive plan or good zoning practice requires, the city council may amend, supplement, modify, repeal or otherwise change these regulations and the boundaries of the districts in conformity with the provisions of this title and in accordance with the comprehensive plan.










Basis for Tonight's Discussion

During the consideration of a rezone recommendation for a rural subdivision, the commission expressed the desire to allow some commercial uses in rural residential areas.

The place type used for these areas in the 2021 adopted comprehensive plan is rural neighborhood.

Place Types

HOW TO USE THIS SECTION

PLACE TYPE Each page contains a place type that describes the overall character of the area and desired uses.	TOWN CENTER Recognizes the unique setting of the community's historic downtown and planned as an intensely developed area in Valdez. The Town Center place type will blend commercial, multi-family residential, cultural, institutional, and entertainment uses with an environment centered on walkability and strong connections to live, work, play destinations. Compatible mixed-use buildings are encouraged with retail/commercial on the ground floor and residential above. This environment is supported with building frontages and entrances oriented to the street. Gathering spaces are encouraged in the form of civic plazas, courtyards, and small parks. Shared parking is encouraged located near the rear or side lots of buildings. Parking, plazas, and park spaces can be used throughout the winter as snow storage lots. Mixed-use buildings are encouraged in transition areas at the edge of the Town Center area.	PRIMARY LAND USE  COMMERCIAL
PRIMARY LAND USE These land uses are more prominent and play a defining role in characterizing the place type.		
SUPPORTING LAND USE These land uses are less prevalent and serve to support the primary land uses.	DEFINING CHARACTERISTICS These are the characteristics that will define the place type including uses, access and connectivity, visual character, and supporting amenities.	SUPPORTING LAND USE  RESIDENTIAL Multi-Family Live/Work Temporary Worker  INSTITUTIONAL  RECREATION
	INCOMPATIBLE LAND USE These land uses are not consistent within the place type. It is the intent that existing incompatible uses are transitioned out as the place types redevelop.	INCOMPATIBLE LAND USE  RESIDENTIAL Single-Family Detached Single-Family Attached Manufactured  INDUSTRIAL
	 ATTRACTIVE, CONNECTED & WELL-DESIGNED STREETSCAPES  BUILDINGS ARE PLACED AT OR NEAR THE SIDEWALK TO MAINTAIN A TRADITIONAL STREET WALL EFFECT  CONTINUOUS PEDESTRIAN & BICYCLE CONNECTIONS	

Rural Neighborhood Place Type

In the current comprehensive plan, commercial uses are listed as incompatible with the place type.

Why? The comprehensive plan team found that there is ample property available for commercial development in the “new town” town center area. Additionally, they understood that people who choose to live in the further out subdivisions desire a neighborhood with a more rural character.

RURAL NEIGHBORHOOD

Larger lots or clustered on smaller lots to preserve natural features, important vistas, and viewsheds.

The Rural Neighborhood place type is exclusively used for residential buildings and surrounded by lands that exhibit a more rural character. Development layouts follow land contours, incorporate natural features, and protect sensitive resources. The neighborhoods are automobile dependent and frequently characterized by non-grid street patterns and relatively long distances to the Town Center. Public services are not readily available and large lots are required to support on-site wells and septic systems.



PRIMARY LAND USE



RESIDENTIAL
Single-Family
Detached

SUPPORTING LAND USE



RESIDENTIAL
Single-Family
Attached
Manufactured



RECREATION
Parks
Passive

INCOMPATIBLE LAND USE



RESIDENTIAL
Live/Work
Multi-Family
Temporary
Worker



INDUSTRIAL
All



COMMERCIAL
All



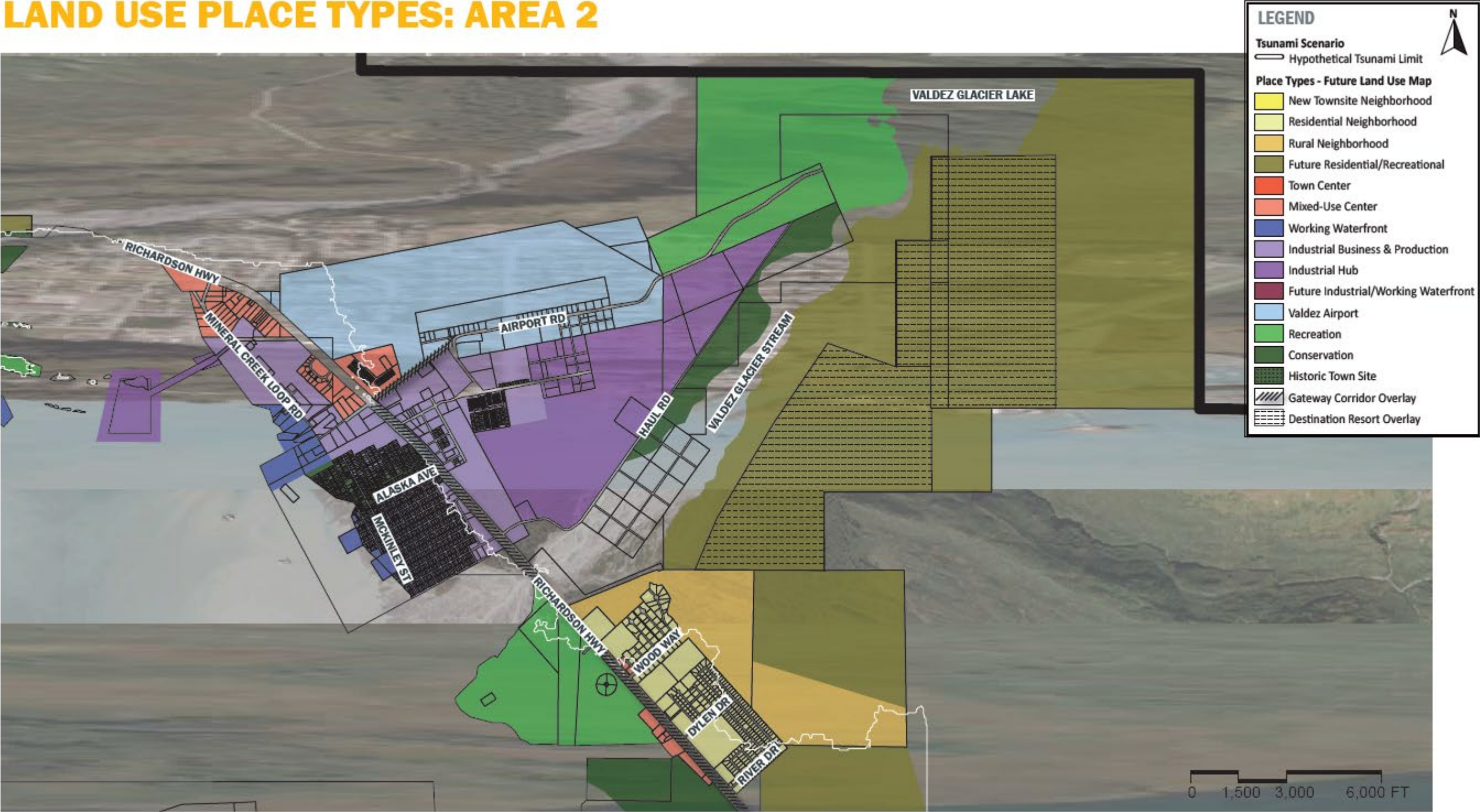
RECREATION
Regional



INSTITUTIONAL
All

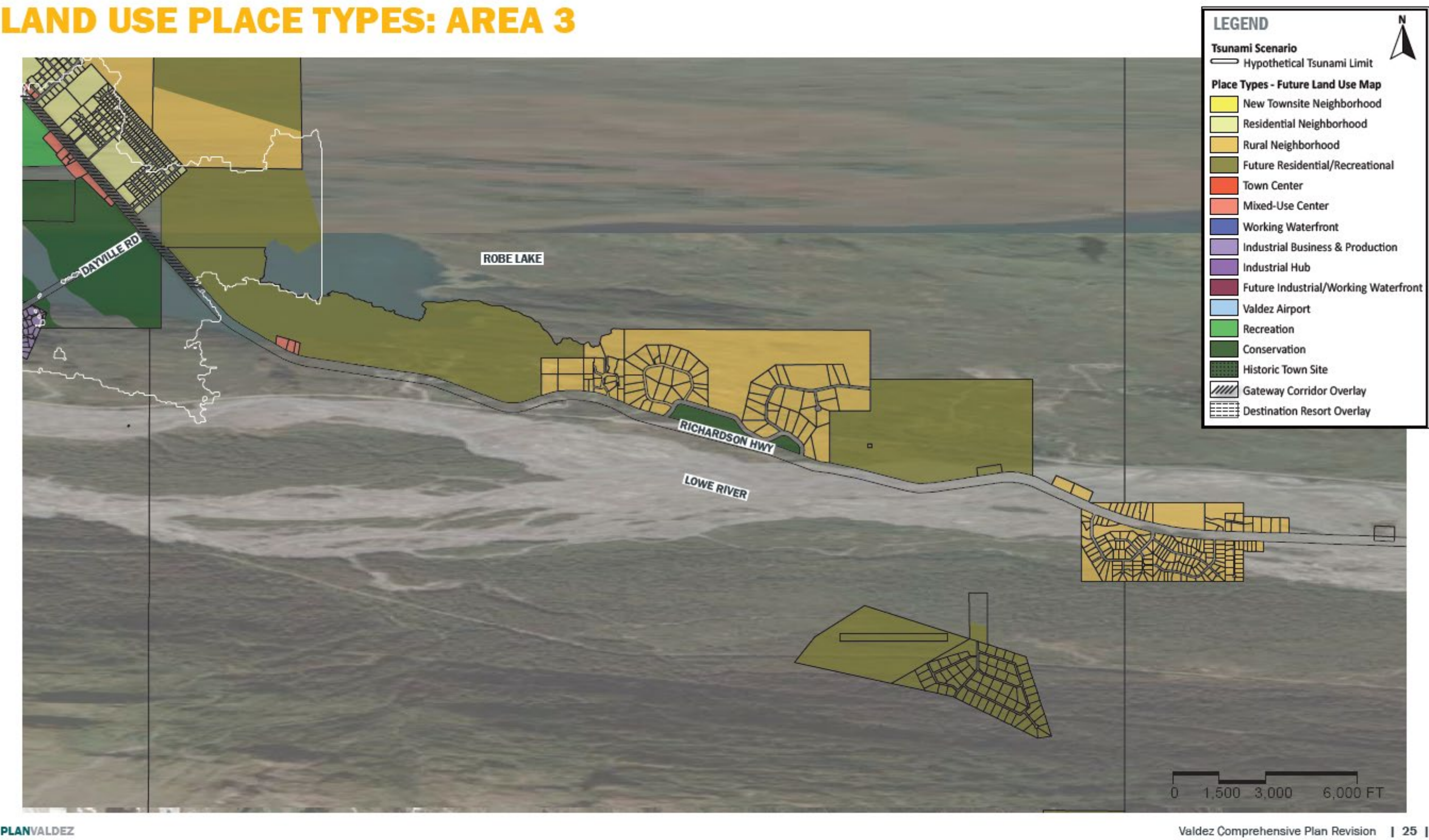
Rural Neighborhood Place Type Areas

LAND USE PLACE TYPES: AREA 2



Rural Neighborhood Place Type Areas

LAND USE PLACE TYPES: AREA 3



C o n s i d e r a t i o n s f o r D i s c u s s i o n

- Should neighborhood commercial uses be allowed in rural neighborhood areas? They are currently allowed in the New Townsite Neighborhood Place Type (Page 12).
- If yes, are they better suited for the fringes of the place type boundary?
- If no, is there an alternative place type that should be considered for certain portions of the existing rural neighborhood place type?
- Keep in mind that home occupations are allowed in residential zoning districts.

RESIDENTIAL NEIGHBORHOOD

Single-family homes with public utilities in residential neighborhoods requiring automobile dependency.

The Residential Neighborhood place type has a dependency on the automobile to reach services and jobs. The Residential Neighborhood may include parks, greenbelts, community centers, and similar amenities. Public services, including water and wastewater services, are readily available or in close proximity with a service expansion plan in place.



PRIMARY LAND USE



RESIDENTIAL
Single-Family Detached
Single-Family Attached

SUPPORTING LAND USE



RESIDENTIAL
Manufactured Multi-Family (Up to and including four-plex)



RECREATION
All



INSTITUTIONAL
Educational Community

INCOMPATIBLE LAND USE



RESIDENTIAL
Live/Work Temporary Worker Multi-Family (Greater than four-plex)



INDUSTRIAL
All



COMMERCIAL
All



INSTITUTIONAL
Medical

RURAL NEIGHBORHOOD

Larger lots or clustered on smaller lots to preserve natural features, important vistas, and viewsheds.

The Rural Neighborhood place type is ^{primarily}~~exclusively~~ used for residential buildings and surrounded by lands that exhibit a more rural character. Development layouts follow land contours, incorporate natural features, and protect sensitive resources. The neighborhoods are automobile dependent and frequently characterized by non-grid street patterns and relatively long distances to the Town Center. Public services are not readily available and large lots are required to support on-site wells and septic systems.

Limited commercial uses are appropriate along the fringes of this place type and along the Richardson Highway.



PRIMARY LAND USE



RESIDENTIAL
Single-Family Detached

SUPPORTING LAND USE



RESIDENTIAL
Single-Family Attached Manufactured



RECREATION
Parks Passive



COMMERCIAL
Neighborhood

INCOMPATIBLE LAND USE



RESIDENTIAL
Live/Work Multi-Family Temporary Worker



INDUSTRIAL
All



COMMERCIAL
All
General Major Office



RECREATION
Regional



INSTITUTIONAL
All