

City of
VALDEZ

Local Housing Efforts: Zoning Ordinance Revision & Incentive Programs

We live, work, learn, and operate on the traditional, ancestral lands of the Chugach Alutiiq/Sugpiaq people, and hunting and harvesting lands of the Ahtna and Eyak People. Valdez is known as Suacit, meaning the place that rises into view.





Familiar Housing Challenges

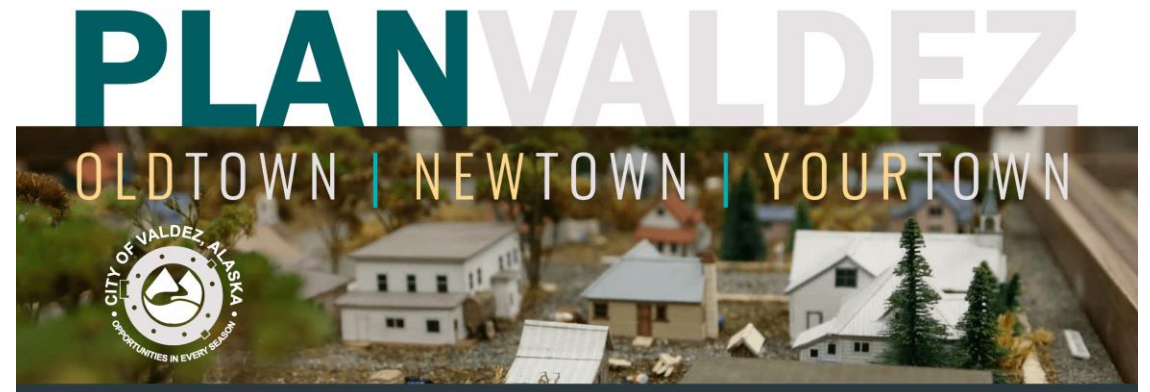
- High cost of available housing
- High cost of construction
- Age and quality of existing housing stock
- 23% of existing housing stock is mobile/manufactured homes
- High population of non-resident workers
- Lack of local construction contractors and labors
- Need for at least 50 long-term rental housing units
- Need for at least 20 other new housing units





2021 Comprehensive Plan

- Identified quality housing as a key objective – all types needed
- Recommended overhaul of zoning ordinance
- Identified priority lands for residential development and expanded lands available for future residential/recreational uses
- Public importance of mobile/manufactured homes for low income housing



Collaborative
Accountable
Transparent



Livable Built
Environment



Thriving, Stable
and Sustainable
Economy



Connected



Healthy Living



Environmental
Stewardship



Adaptable and
Resilient





Zoning Code Revision

- Project kicked-off Fall 2023
- Ordinance adopted on February 6, 2024
- Project team – Agnew::Beck Consulting, Stantec, Community Development Staff
- Involvement from public, resident working group, City Council and Planning & Zoning Commission





Zoning Code Revision - Project Goals

Make Valdez Zoning Code Easier to Use, Streamline Processes, and Remove Barriers to Development



Be consistent with
Plan Valdez



Address natural hazards



Plan for “winter city”
conditions



Create land
use/development
flexibility



Allow more housing
options



Accommodate mixed-
use projects



Remove unnecessary
regulations



Streamline review
procedures

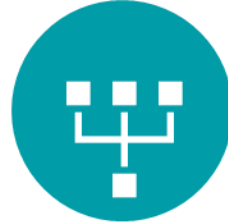


Zoning Code Revision – Significant Changes



Approval Process

- Adds a review matrix (17.04.030a)
- Adds clear submittal requirements for each application type (17.04)
- Provides details for specific applications, such as code amendments, lot modifications, conditional uses, and more (17.04)



Reorganization

- Consolidates districts
- Creates more logical groupings
- Includes permitting processes for all permit types (17.04)
- Adds dimensional tables (17.06.070a)



Land Uses

- Establishes more general use groups (17.06.040)
- Removes requirement for conditional use permits for some uses (17.06.040)
- Allows more conditional uses in more districts (17.06.040)
- On site snow storage requirements added (17.06.070, 17.13.030)
- Reduction of parking requirements (17.06.060)

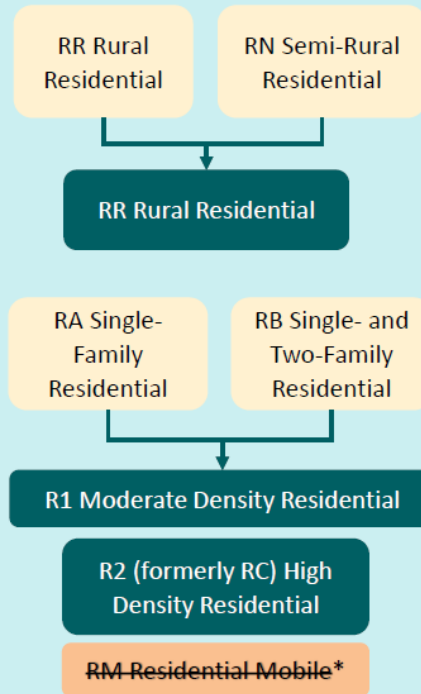


Zoning Code Revision – Significant Changes

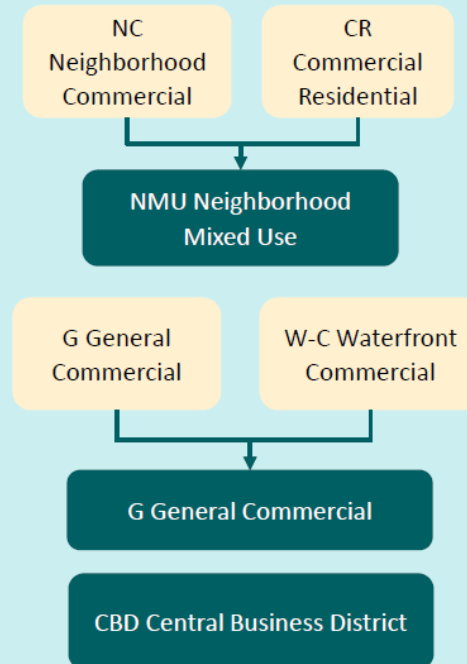
Consolidated Zoning Districts

Yellow is existing zoning districts, **Green** is proposed new districts

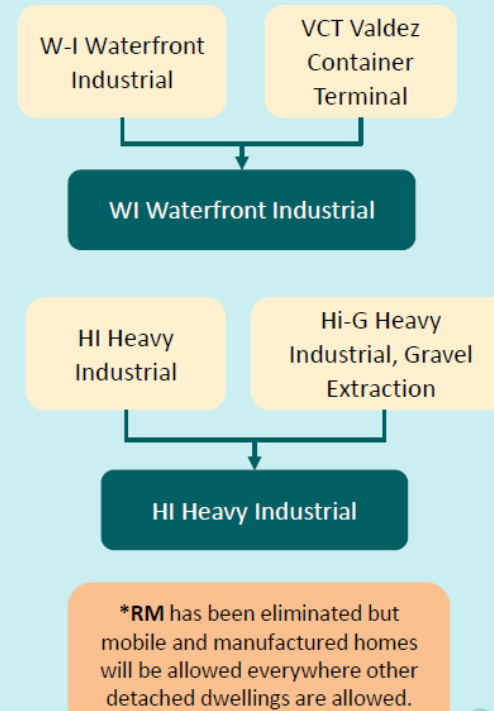
Residential Districts



Commercial Districts



Industrial Districts





Zoning Code Revision – Significant Changes



Housing

- Allows more housing types in more districts



- Permits worker housing as conditional in commercial and industrial districts



- Allows mobile and manufactured homes anywhere detached housing is allowed
- Allows duplexes anywhere detached housing is allowed
- Allows increased residential uses in commercial and mixed-use districts by right
- Clarifies shop house allowances (larger shop, smaller dwelling unit in residential)
- Allows Accessory Dwelling Units (ADUs) – number allowed dependent on lot size (starting at 8,000 sf)



Zoning Code Revision – Other Changes

- Reduced minimum lot size requirements
- Reduced setback requirements - in the cases where snow shed is not required
- Allows administrative adjustments for minor variances and minor modifications to existing conditional use permits
- Allows short-term rentals – with a permit
- STR process includes a zoning clearance review, life/safety inspection, business registration, public accommodation tax registration and annual renewal
- No STR cap set at this time – further discussion will occur at Council level



Housing Development Initiatives

Housing Unit Incentive Program

- \$10,000 per dwelling unit added to the community
- Initial application follows building permit approval
- Incentive payment distributed following receipt of certificate of occupancy
- Must not be used as short-term rental for 5 years from receipt of payment
- Dwellings in special flood hazard area are not eligible
- Expanded to include permitted projects that have not yet been completed

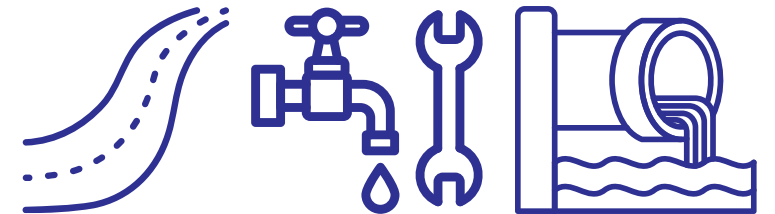




Housing Development Initiatives

Infrastructure Grant Program

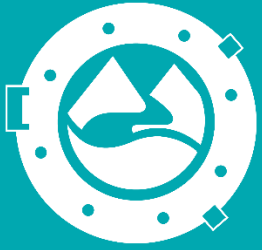
- Available to developers who currently own land suitable for residential development in Valdez
- Scoring criteria based on housing unit potential and conformance with comprehensive plan
- Customized based on individual project
- Executed through a developer's agreement
- Infrastructure must be complete within two years to receive grant payment





Successes and Future Efforts

- Valdez Senior Apartments – 28 units, opens May 2024
- Chugach Naswik Building – transient worker housing – 37 units, Fall 2024
- Duplex and ADU development
- More targeted and robust housing incentive programs
- Mobile home replacement and rehabilitation
- Local workforce development
- Workforce housing projects
- Subdivision expansion
- Preapproved dwelling unit designs



City of
VALDEZ

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**2024 Valdez
Zoning Ordinance**

**Valdez Housing
Incentive Programs**

