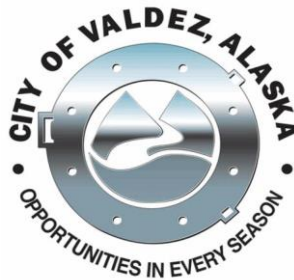


City of Valdez

212 Chenega Ave.
Valdez, AK 99686



Meeting Minutes - Draft

Wednesday, February 8, 2017

7:00 PM

Regular Meeting

Council Chambers

Planning and Zoning Commission

REGULAR AGENDA - 7:00 PM

I. CALL TO ORDER

Present 10 - Chair Donald Haase
Chair Pro Tempore Jess Gondek
Commission Member Brandon Reese
Commission Member Harold Blehm
Commission Member Kristian Fagerberg
Commission Member Roger Kipar
Commission Member Victor Weaver
Planning Technician Keri Talbott
Sr. Office Assistant Selah Bauer
Director of Community & Economic Development Lisa Von Bargaen

Excused 1 - Sr. GIS Planning Tech AnnMarie Lain

II. ROLL CALL

III. APPROVAL OF MNUTES

MOTION: Commission Member Fagerberg moved, seconded by Commission Member Reese, To approve the Regular Meeting Minutes of January 25, 2017. The motion carried by the following vote after the following discussion occurred.

Commissioner Blehm said he'd like to add clarification to the January 25th minutes regarding his comment about the outdated City website. He said he was specifically speaking about the Ski Hill website. Commissioner Fagerberg said his name was misspelled in the "Commission Business from the Floor" section of the same minutes. Chairman Haase pointed out another needed change to the title of Subdivision 02; that it should read 03- and a description change.

Yays: 7 - Chair Haase, Chair Pro Tempore Gondek, Commission Member Reese, Commission Member Blehm, Commission Member Fagerberg, Commission Member Kipar, and Commission Member Weaver

Approval of Regular Meeting Minutes from January 25, 2017.

IV. PUBLIC APPEARANCES

Public Appearance: Wendy Goldstein, Zoning Ordinance Change Request to Allow for Subsistence Urban Farming in Single-Family Zoning District.

Ms. Wendy Goldstein came to the podium to discuss her request of the Commission to amend residential zoning to allow chickens. Wendy Goldstein said she's not planning on having a rooster, but rather three to four hens. She said she will keep her chicken coop small enough to manage, clean, presentable, and positioned away from her neighbors' boundary lines. Ms. Goldstein said she will keep the chicken feed inside her house, in

order to keep bears away. Commissioner Gondek, said he remembered that the chicken ownership issue came up before, and it's something that needs to be decided on, and he believes the Commission should work on this issue again now, and in coming weeks. Commissioner Gondek clarified that his following comments are only coming from him as a Commissioner of the Planning and Zoning Commission, not as a police officer; nor does he speak for anyone in the Police Department. However, he said he researched records of police calls dating back to 2006 through 2011, looking for how many calls were related to bear issues of all sorts. Commissioner Gondek said all together he counted 717 bear-related calls, and of those calls, only 7 were specifically related to domestic animals (with the exception of dogs) and bear interaction. He said from his experience, bears usually come around domestic animals when there is some kind of food left outside. Commissioner Gondek said he's had quite a few members of the community express the desire to have small livestock and/or small, hobby- type farms.

Commissioner Weaver said he has some safety concerns regarding extension cords permanently running power to buildings outside. Commissioner Reese said the Commission should decide and outline the specifics of the ordinance, if they are going to allow people to have chickens, etc. He then asked Ms. Goldstein if she has a fence surrounding her yard to keep the chickens from escaping. Ms. Goldstein replied that she would put a fence up around the chicken coop. She went on to address the concerns of Commissioner Weaver regarding extension cords. "From a little research, with four hens, the ideal size would be about four foot by 13 foot; inside and outside combined. That's my plan for four hens," Goldstein said. Community Development Director, Lisa Von Borgen, asked how Ms. Goldstein plans on heating the coop. Ms. Goldstein replied that she would run an extension cord, specifically made for outdoors, from her house to the coop.

Community Development Director, Lisa Von Borgen, recommended that this particular issue be brought back to the Commission as a discussion item, in order to decide what way the Commission wants to go with it, including creating some fairly clear direction and parameters, and then send a notification to the residents in zoning districts where allowing chicken ownership is being considered. "My recommendation is that we allow chickens to be in the residential zoning districts under certain parameters, and that the building inspector has to go out and inspect it," Von Borgen said. She added that what she doesn't want to happen is that people have to get a Conditional Use permit in order to have chickens. Von Borgen, went on to say that she imagines that once the public is notified of the potential change, there will be lots of community members who will have varying opinions on the matter.

Commissioner Reese agreed with Community Development Director, Lisa Von Borgen, about not making people get a Conditional Use Permit to own chickens, but rather to set the parameters clearly about what's ok and what's not, then allow it for the community to go forward with.

Commissioner Weaver said chickens can be at a high risk of salmonella. He said he read an article about people who had chickens sharing their eggs with others, and salmonella was spread through the eating the eggs. He said it came back on the City where this

happened, because some people were getting sick. He said it was an interesting case.

Community Development Director, Lisa Von Bargaen, replied that the Commission should involve the legal team as well. The two biggest requests the department gets for "urban farming" in residential zoning districts is for bees and chickens. She said her recommendation is that if the Commission is going to go into the more dense, residential neighborhoods, that perhaps they should start by allowing those two species in order to start small and see how that works out before allowing larger animals such as goats, etc.

Commissioner Gondek said Keri Talbot, from the Community Development Department, supplied the Commission with some good information to study the last time the Commission faced this issue. He requested that that information be given to the Commission again, so they can refresh their memories and have some educational materials to study.

Chairman Haase said he thinks the chicken issue is doable, as the City already allows chickens in one zoned area, so there's a roadmap to help them figure out where to go on the subject. Community Development Director, Lisa Von Bargaen said the City of Valdez has a zoning district that exists only in a portion of Corbin Creek Subdivision, and it's zoned as RN, which stands for Rural Residential No Animals. She said it was set up specifically because people wanted a rural setting, but specifically designed to disallow animals. Ms. Von Bargaen suggested the Commission keep the zoning in that particular area unchanged. "What's interesting to me is that Corbin Creek is a mix of RN (Rural Residential No Animals) and Single-Family Residential; so if we are about to let chickens and bees in Single-Family Residential, it doesn't make sense to not have it in the RN zoning district," Von Bargaen said. Commissioner Gondek asked if that came about because of the "mule incident." Ms. Von Bargaen said that before she worked for the City, there were some "horse wars" in Alpine Woods when the City was determining whether or not to let animals in that area. She said it came back up when they were determining the zoning for Corbin Creek. She said she believes that the people who wanted to live in Single-Family Residential areas wanted to make sure they weren't living next to a lot that had animals living on it, which is where the mixed-use zoning came about as a compromise. Ms. Von Bargaen suggested the Commission disallow any animals larger than chickens or bees in that area.

V. PUBLIC BUSINESS FROM THE FLOOR

There was no Public Business from the Floor.

VI. PUBLIC HEARINGS

Public Hearing: Ordinance No. 17-02 Amending Title 17 Zoning of the Valdez Municipal Code related to Breweries, Wineries and Distilleries.

Community Development Director, Lisa Von Bargaen, said the department staff proposes to allow breweries, wineries, distilleries, and brew pubs, in the Central Business District and the General Commercial Zoning district; as well as the allowance

of breweries, wineries, and distilleries in the Light Industrial zoning district. "As it says in the Agenda Statement, because we are changing those three zoning districts; substantively adding to those zoning districts, we had to send out notifications to everyone who was in a 300 foot radius of any place those zoning districts exist. That was more than 500 households. So, I am astounded, given the fact that this is alcohol related, and that we just went through similar hearings regarding marijuana businesses, that there is perhaps only one person in the audience here (or perhaps not) to speak to this issue," Von Bargaen said.

Only one person called to ask her for clarification regarding the public notice, but no other phone calls came in opposing or supporting the proposed change, Von Bargaen said. She stated that there is one application with the Alcohol Beverage Control Board waiting for approval, pending the approval of the zoning; more specifically there is a person who has submitted an active Brewery license request with the ABC Board.

Chairman Haase reminded the audience that this meeting is a Public Hearing regarding the rezoning issue proposed, that no voting will take place tonight, but he welcomed the audience member to speak to the Commission- if he choose to do so. The audience member declined the offer, stating that he was just there to observe. There being no one from the public who wanted to speak, Chairman Haase closed the Public Hearing.

VII. REPORTS Aleutian Village Update Report

Regarding the Aleutian Village Update Report, Community Development Director, Lisa Von Bargaen said the survey for the preliminary plat is finished and submitted to the appraiser. She added that the Community Development Department will be giving additional information to the appraiser, so he can not only appraise the land in question, but everything on that land, with the exception of individual trailers. She said this will allow the City to have a comprehensive evaluation of the land, to help identify potential solutions- whatever they may be. On a separate note, Ms. Von Bargaen also informed the Commission that the Community Development Department ordered and received reflective flags to help locate electrical shut-off locations throughout the park.

VIII. COMMISSION BUSINESS FROM THE FLOOR

None of the Commissioners had any business to comment on. However, Ms. Von Bargaen informed the Commission that Keri Talbot is leaving her City job on February 21st, as she is moving. She went on to say that the additional Senior Planning Technician position is still not filled as needed space was not available all last year. Space now is available given the relocation of other departments. However, the new City Manager requested the hiring of that position be put on hold until she has time to review the department organization. There are many active and proposed changes for the

department including 1) new senior planner; 2) replacement of Keri's position, Planning Technician; 3) Rusty's retirement at the end of June; 4) the possible shift of GIS functions to IT; 5) the shift of economic development functions to its own department; and 6) the increase in flood mitigation work. With the arrival of the new City Manager the department will take this opportunity to assess how best to organize the work load so it makes the most sense for the department, the organization as a whole, and for service delivery to the community. She said she'll keep the Commission apprised of the process as it goes along.

Ms. Von Barga also told the Commission that the new City Manager plans on attending a P&Z Commission meeting in the near future.

IX. ADJOURNMENT

There being no further business, Chairman Haase adjourned the meeting at 7:28pm.