



## City of Valdez

212 Chenega Ave.  
Valdez, AK 99686

### Meeting Minutes - Draft Planning and Zoning Commission

Wednesday, February 8, 2017

7:00 PM

Council Chambers

#### Regular Meeting

#### REGULAR AGENDA - 7:00 PM

#### I. CALL TO ORDER

The meeting of the Planning and Zoning commission was called to order by Chair Haase at approximately 7pm.

#### II. ROLL CALL

Present: Chair Don Haase, Pro Temp Jess Gondek, Commissioner Victor Weaver, Commissioner Kristian Fagerberg, Commissioner Roger Kipar, Commissioner Brandon Reese and Commission Harold Blehm

Also Present: Lisa VonBargen, Director, and Selah Bauer, Administrative Assistant

#### III. APPROVAL OF MNUTES

Approval of Regular Meeting Minutes from January 25, 2017  
Moved by Commissioner Fagerberg, seconded by Commissioner Reese.

Attachments: [P&Z MeetingMinutes27-Jan-2017-11-49-00](#)

Motion passed with seven yeas.

#### IV. PUBLIC APPEARANCES

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

Attachments: [LettertoP&ZCommission.pdf](#)

Ms. Goldstein wanted to address some of the concerns of changing the zoning to allow chickens. Ms. Goldstein stated that she was not looking for a rooster, rather three to four hens. Hens are relatively quiet, only making noise when they've just laid an egg as she understands it. A sturdy coop built next

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to her house will ensure that it's not near her neighbors' land; the feed will be kept indoors and the coop kept clean so as not to attract bears. Chickens sleep at night, so the noise issue is negligible and there is a plan in place for getting rid of the straw and waste in the winter (take to the baler) and in the summer (sheet composting). Ms. Goldstein urged the Commission to change the zoning so she could get some chickens.

The issue was brought up as to whether the coops would be regulated by any codes. Director VonBargen stated that building of less than 200 square feet do not require a permit, and are not regulated by code. How would electrical be run out to them? Ms. VonBargen's recommendation was to bring the issue of Urban Farming back as a discussion item, develop some parameters, involve the legal team, and get notification out to those people who would be affected by the zoning change.

## **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.***

**Attachments:** [Brewery Ordinance.docx](#)

Ms. Von Bargaen offered the following staff summary on this ordinance: We are proposing to allow breweries, wineries, and distilleries and brew pubs in the Central Business District and the General Commercial zoning District, and we are proposing to allow breweries, wineries and distilleries in the Light Industrial Zoning District. Notification was sent out to everyone with a 300' radius that would be affected by the new zoning, which were more than 500 households. There has been very little in the way of public feedback to this ordinance. One application for a brewery is currently being reviewed by the Alcohol Beverage Control Board, pending zoning approval.

## **VII. REPORTS**

***Aleutian Village Update Report***

**Attachments:** [Aleutian Village Progress Report 2-1-2017.docx](#)

Ms. VonBargen noted that the preliminary plat is finished and has been submitted to the appraiser. The evaluation of the water and sewer lines and electrical systems was also included to provide the City with a valuation of the entire infrastructure that is there, minus the privately owned trailers and personal items.

## **VIII. COMMISSION BUSINESS FROM THE FLOOR**

Ms. VonBargen noted that Keri Talbott has been offered her job in Washington back, and she has accepted. Ms. VonBargen also brought up the position funded in the 2016 budget for a Senior Planner position that has remained vacant due to a lack of space; the City has now had a series of department moves that has opened up space. So while space is now available, the position is on hold pending the arrival of the new City Manager and her review of the City's staff. With other changes in staffing, Ms. VonBargen is going to take advantage of this time to evaluate the department's needs.

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## **IX. ADJOURNMENT**

With no further business, the meeting was adjourned at 7:30pm.

DRAFT