



Legislation Text

File #: 17-0166, **Version:** 1

ITEM TITLE:

Public Hearing: Chickens in Residential Subdivisions

SUBMITTED BY: Lisa Von Barga, CED Director

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

None. Public hearing only.

SUMMARY STATEMENT:

Following the request at Public Business from the Floor by a resident, the Commission asked staff to bring back an outline of requirements for allowing chickens in residential subdivisions. The Commission reviewed the proposed requirements at the February 22nd meeting. One substantive change was made to the language that electrical improvements associated with a coop must meet the electrical code as adopted by the City of Valdez.

Changing the zoning code for multiple residential zoning districts requires a public hearing and notification of all property owners within those zoning districts and within 300 feet of an affected property. Nearly 900 notices of the public hearing were mailed to property owners. The department has received considerable feedback, both for and against the proposed change. Written comments have been received by some members of the public. Those are included in this agenda packet for review and consideration by the Commission.

As a reminder, there are two residential zoning districts missing from the list below. The first is R-R Rural Residential, because chickens are already allowed in that zoning district. The second is R-C Multi-Family Residential. This zoning district is considered too densely populated to appropriately accommodate chickens.

As a starting point, the following is offered for consideration by the Commission and Public:

- Allow barnyard fowl (excluding Roosters) in the following zoning districts:
 - R-A Single-Family Residential
 - R-B Single and Two Family Residential
 - R-R Rural Residential (already allowed)
 - R-M Residential Mobile Home (if over a certain lot size)

- R-N Semi-Rural Residential
 - N-C Neighborhood Commercial
 - C-R Commercial Residential
- Up to 6 hens (again Roosters prohibited) on lots 10,000 ft² or less
- On lots greater than 10,000 ft² one additional hen for every 2,000 ft², not to exceed a maximum of 24
- Unless constructed as a permanent structure, meeting local building codes, Coops may not exceed 200 ft²
- Coops are required to have heat lamps. Heat lamps are required to have some type of shut-off or disconnect switch at the lamp. Electrical power installation for the coop must meet the Electrical Code as adopted by the City of Valdez
- The Coop shall be a minimum of 10 feet from any other structure on the property
- The Coop shall meet the minimum setback requirements for the zoning district
- The Coop shall not exceed the maximum lot coverage within the zoning district
- Barnyard fowl must be kept enclosed either by a fence surrounding the entire yard, or a fence surrounding the Coop area
- Feed must be stored indoors - outdoor feed storage is prohibited
- A waste management plan is required
- A chicken permit is required

Community Development staff has had a brief conversation with the City Clerk, the Police Chief and the Animal Control Officer about the proposed changes. A follow-up meeting is taking place on Monday the 20th. The results of that discussion will be provided to the Commission at the public hearing.

Upon receiving public comments at the hearing, changes to the proposed requirements may be necessary. The Commission may decide to have the proposed amendments brought back in ordinance form for further consideration. The Commission may also decide there is no need to take further action on the matter.

If proposed regulations are brought back in ordinance format there will need to be amendments to both the zoning and animal sections of the code.

Staff looks forward to hearing the public testimony on this matter.