Removing Barriers to Local Food Production:
The Role of Local Governments

Alaska Planning Conference

January 2019

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Outline

1. Brief history of food production in Kodiak
2. Existing programs and organizations related to food in Kodiak
3. Island-wide food production efforts
4. The Kodiak Harvest Food Co-op
5. Opportunities for municipalities to remove barriers to food production

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Kodiak, AK

Population ~ 10,000

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Kodiak, AK

Early 1900s

Baranov Museum Collection

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Kodiak, AK

Mid 1900s

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Kodiak, AK

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Kodiak, AK

Bells Flats Area Ag Lease

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Kodiak, AK

1964 Tsunami aftermath

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Kodiak, AK

Pre-tsunami urban form

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Kodiak, AK

Post-tsunami urban form

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Kodiak, AK

Present day urban form

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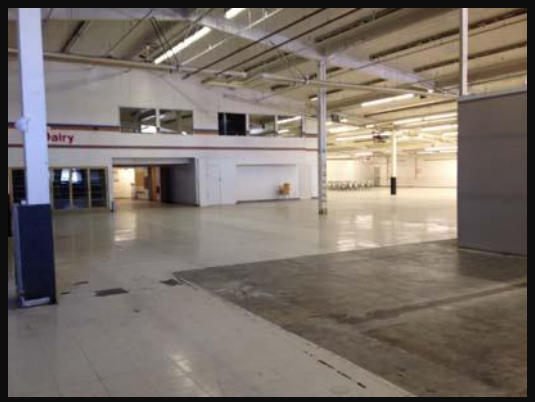
Kodiak Farmers Market

Former AC building



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Kodiak, AK

Pre-national grocery store

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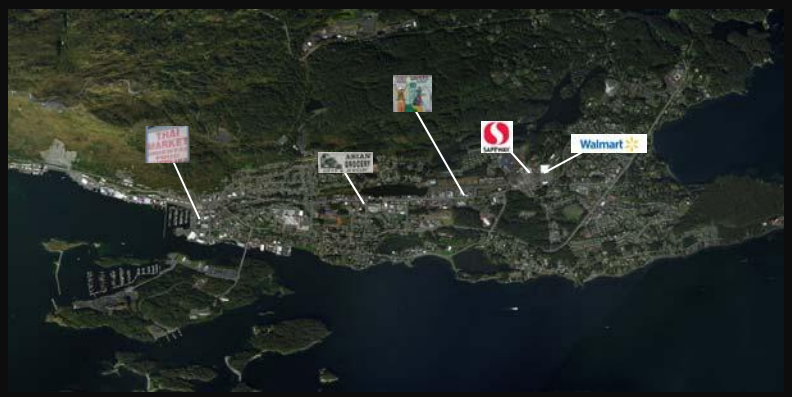
Kodiak, AK

Post-national grocery store



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Current Food-Related Organizations/Programs in Kodiak

- Kodiak Harvest Food Co-op
- Blue Evolution Kelp Farming
- Kodiak Farmers Market
- Kodiak Bounty Co-operative (CSA)
- USDA High Tunnel (Hoop House) Program
- Kodiak Baptist Mission Livestock Operation
- Pilot programs in village communities
- Community Gardens (Borough land & City land)

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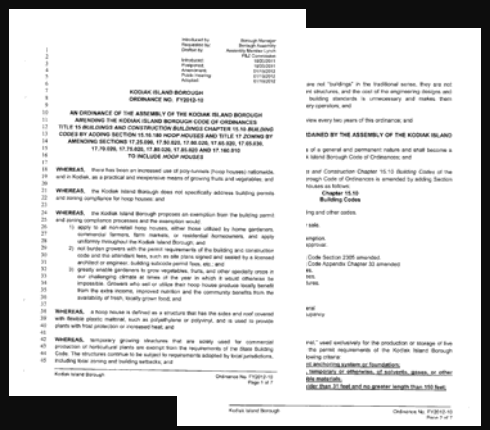
Kodiak Island Borough Zoning Code

2012 Hoop House Ordinance



KODIAK ISLAND BOROUGH
ORDINANCE NO. FY2012-10

AN ORDINANCE OF THE ASSEMBLY OF THE KODIAK ISLAND BOROUGH AMENDING THE KODIAK ISLAND BOROUGH CODE OF ORDINANCES TITLE 15 BUILDINGS AND CONSTRUCTION BUILDINGS CHAPTER 15.10 BUILDING CODES BY ADDING SECTION 15.10.180 HOOP HOUSES AND TITLE 17 ZONING BY AMENDING SECTIONS 17.25.090, 17.50.020, 17.80.030, 17.85.020, 17.65.030, 17.70.030, 17.75.020, 17.80.020, 17.85.020 AND 17.160.010 TO INCLUDE HOOP HOUSES

WHEREAS, there has been an increased use of poly-tunnels (hoop houses) nationwide, and in Kodiak, as a practical and inexpensive means of growing fruits and vegetables; and

WHEREAS, the Kodiak Island Borough does not specifically address building permits and zoning compliance for hoop houses; and

WHEREAS, the Kodiak Island Borough proposes an exemption from the building permit and zoning compliance processes and the exemption would:

1) apply to all non-retail hoop houses, either those utilized by home gardeners, commercial farmers, farm markets, or residential homeowners, and apply uniformly throughout the Kodiak Island Borough; and

2) not burden growers with the permit requirements of the building and construction code and the attendant fees, such as site plans prepared and sealed by a licensed architect or engineer, building outside permit fees, etc.; and

3) greatly enable gardeners to grow vegetables, fruits, and other specialty crops in our challenging climate at times of the year in which it would otherwise be impossible. Growers who sell or utilize their hoop house produce locally benefit from the extra income, improved nutrition and the community benefits from the availability of fresh, locally-grown food; and

WHEREAS, a hoop house is defined as a structure that has the sides and roof covered with flexible plastic material, such as polyethylene or polyvinyl, and is used to provide plants with frost protection or increased heat; and

WHEREAS, temporary growing structures that are solely used for commercial production of horticultural plants are exempt from the requirements of the State Building Code. The structures continue to be subject to requirements adopted by local jurisdictions, including lot size, zoning and building setbacks; and

Kodiak Island Borough

Ordinance No. FY2012-10
Page 1 of 7

are not "buildings" in the traditional sense, they are not ire structures, and the cost of the engineering designs and building standards is unnecessary and makes them any operations; and

view every two years of this ordinance; and

EMED BY THE ASSEMBLY OF THE KODIAK ISLAND

s of a general and permanent nature and shall become a k Island Borough Code of Ordinances; and

e and Construction Chapter 15.10 Building Codes of the rough Code of Ordinances is amended by adding Section houses as follows:

Chapter 15.10
Building Codes

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r sale.

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approval.

Code Section 2305 amended.
Code Appendix Chapter 32 amended

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ing," used exclusively for the production or storage of live this permit requirements of the Kodiak Island Borough lowing criteria:
or anchoring system or foundations;
temporary or otherwise, of polyvinyl, canvas, or other ible materials;
ller than 21 feet and no greater length than 150 feet;

Kodiak Island Borough

Ordinance No. FY2012-10
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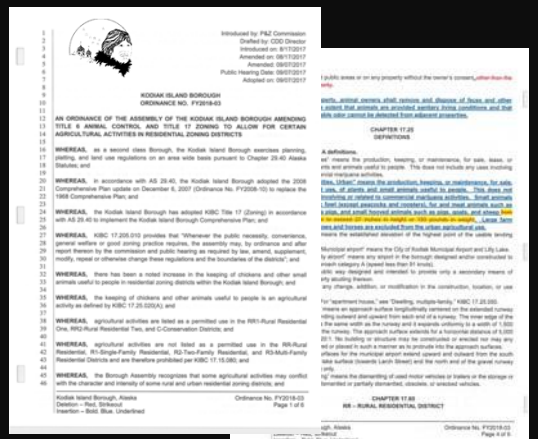
Kodiak Island Borough Zoning Code

2017 Agricultural Activities



KODIAK ISLAND BOROUGH
ORDINANCE NO. FY2018-03

AN ORDINANCE OF THE ASSEMBLY OF THE KODIAK ISLAND BOROUGH AMENDING TITLE 6 ANIMAL CONTROL AND TITLE 17 ZONING TO ALLOW FOR CERTAIN AGRICULTURAL ACTIVITIES IN RESIDENTIAL ZONING DISTRICTS

CHAPTER 17.25
DEFINITIONS

CHAPTER 17.65
RR – RURAL RESIDENTIAL DISTRICT

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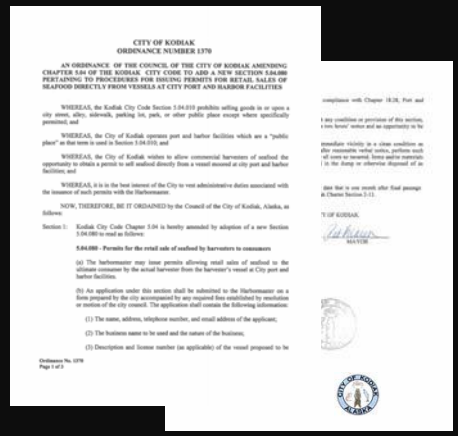
City of Kodiak Code

2018 Legalized Fish Sales



CITY OF KODIAK
ORDINANCE NUMBER 1370

AN ORDINANCE OF THE COUNCIL OF THE CITY OF KODIAK AMENDING CHAPTER 5.04 OF THE KODIAK CITY CODE TO ADD A NEW SECTION 5.04.080 PERTAINING TO PROCEDURES FOR ISSUING PERMITS FOR RETAIL SALES OF SEAFOOD DIRECTLY FROM VESSELS AT CITY PORT AND HARBOR FACILITIES

WHEREAS, the Kodiak City Code Section 5.04.010 prohibits selling goods in or upon a city street, alley, sidewalk, parking lot, park, or other public place except where specifically permitted; and

WHEREAS, the City of Kodiak operates port and harbor facilities which are a "public place" as that term is used in Section 5.04.010; and

WHEREAS, the City of Kodiak wishes to allow commercial harvesters of seafood the opportunity to obtain a permit to sell seafood directly from a vessel moored at city port and harbor facilities; and

WHEREAS, it is in the best interest of the City to vest administrative duties associated with the issuance of such permits with the Harbormaster.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Kodiak, Alaska, as follows:

Section 1: Kodiak City Code Chapter 5.04 is hereby amended by adoption of a new Section 5.04.080 to read as follows:

5.04.080 - Permits for the retail sale of seafood by harvesters to consumers

(a) The harbormaster may issue permits allowing retail sales of seafood to the ultimate consumer by the actual harvester from the harvester's vessel at City port and harbor facilities.

(b) An application under this section shall be submitted to the Harbormaster on a form prepared by the city accompanied by any required fees established by resolution or motion of the city council. The application shall contain the following information:

(1) The name, address, telephone number, and email address of the applicant;

(2) The business name to be used and the nature of the business;

(3) Description and license number (as applicable) of the vessel proposed to be

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Native Village of Larsen Bay Hoop House Project

(Administration for Native Americans Pilot Farm Project)

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Old Harbor Alliance

KODIAK DAILY MIRROR

Making themselves herd

Native nonprofit, in quest for development, acquires bison

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Old Harbor Alliance

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Kodiak Community Gardens

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Kodiak Community Gardens

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Kodiak Community Gardens

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Kodiak Harvest Food Co-op

Our Mission

Provide Kodiak communities with quality food choices that are locally sourced, economically sustainable, and environmentally responsible while promoting education and engagement.

Our Vision

Build a community owned full-service grocery store emphasizing locally harvested seafood and produce, supplemented with regionally sourced goods.

Our Values

We honor the cooperative values of equality, equity, mutual self-help, self-responsibility, democracy, solidarity and honesty, openness, social responsibility, and caring for others.

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Kodiak Harvest Food Co-op

Initial Goals

- Provide another option for fresh food in Kodiak
- Encourage local production of produce and seafood
- [Re-open the grocery store downtown]

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Kodiak, AK

Present day urban form

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Kodiak Harvest Food Co-op

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Kodiak Harvest Food Co-op

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Kodiak Harvest Food Co-op

Current Projects

- Selling SWAG and memberships
- Purchasing Alaskan produce in bulk for resale
- Selling locally processed fish
- Gaining enough members to open a retail space (mobile or stationary)

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Sitka Food Co-op

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Fairbanks Co-op Market

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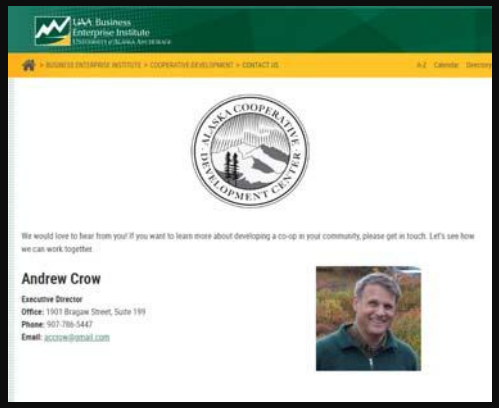
UAA Business Enterprise Institute



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Kodiak Harvest Food Co-op

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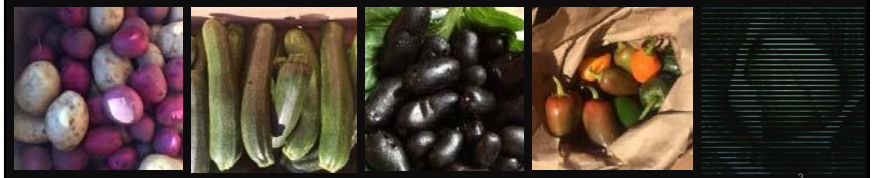
Kodiak Harvest Food Co-op

In fifteen weeks, KHFC sold:

- 422 Vegetables
- 1,524 Pounds of Produce



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Kodiak Harvest Food Co-op

KODIAK DAILY MIRROR

LOCAL NEWS FOR ALASKA'S EMERALD ISLE

Coast Guard conducts medevac 92 miles southwest of Dutch Harbor

Co-op makes first offering of locally caught salmon

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Kodiak Harvest Food Co-op

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Kodiak Harvest Food Co-op

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Kodiak Harvest Food Co-op

Pilot Project Results

- Proof of concept for marketing higher-end, local produce
- 1500lbs of produce grown in Alaska
- Over $9,000 of local economic activity
- Fresher produce in Kodiak

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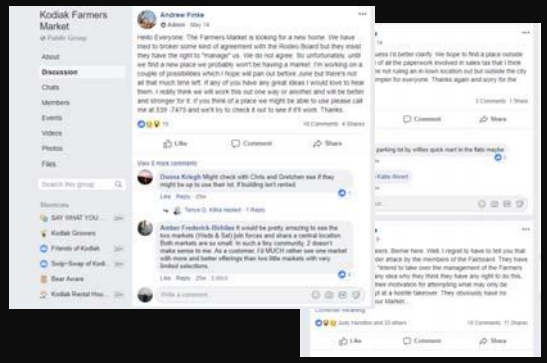
Kodiak Farmers Market



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Kodiak Farmers Market

Issues

- Two markets: Wednesday evening & Saturday morning
- Saturday market wanted to find a new location
- Wednesday market couldn't start until 6pm, when most people had already left town by 5:30
- Wednesday market manager was retiring with no replacement

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Kodiak Farmers Market

Opportunity

- Secure prime location
- Deliver value to members and the community
- Create public space

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Kodiak Farmers Market

Locations

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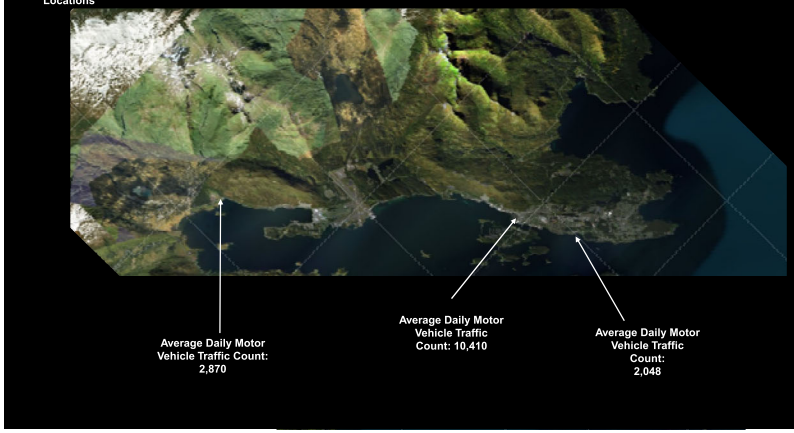
Kodiak Farmers Market

Locations



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Kodiak Farmers Market

Locations

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Kodiak Farmers Market

Locations

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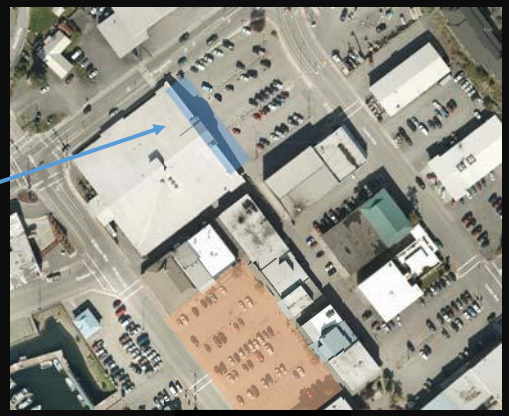
Kodiak Farmers Market

Locations

Co-op market ultimate location



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Kodiak Farmers Market

Former AC building

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Kodiak Farmers Market

Former AC building

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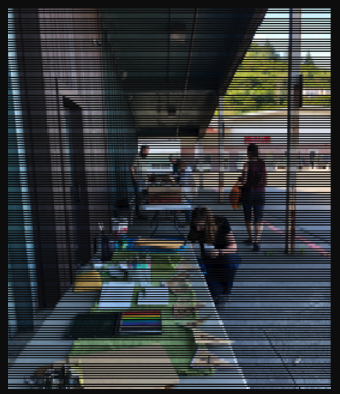
Kodiak Farmers Market

Former AC building



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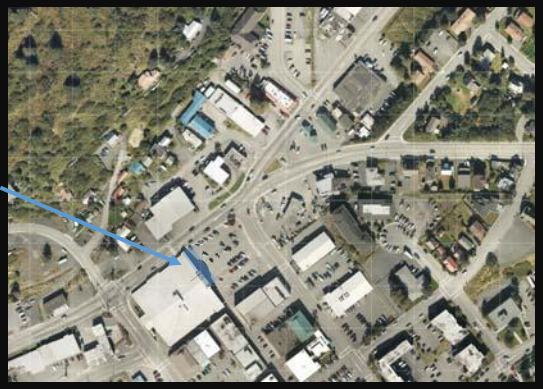
Kodiak Farmers Market

Former AC building

Co-op market



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Kodiak Farmers Market

Former AC building

Co-op market

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Kodiak Farmers Market

Community bazaars

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How we were able to do it:

- Involved board and volunteers
- Use of well-situated (private) property
- Use of certified cold storage facility
- Fishing and agriculture connections

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Biggest obstacles:

- Finding a location to sell legally
- Finding a location to store produce
- Licensing—City licenses/permits and Borough licenses/permits
- Paying tax

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What role can municipalities play in this?

1. Facilitate conditions for fishing, growing food, or raising animals
2. Facilitate conditions for storing, processing, and selling food
3. Take a leadership role in encouraging local production

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1. Facilitate conditions for fishing, growing food or raising animals

PASSIVELY

- Allow hoop houses/garden boxes in all zones (in Kodiak they are not allowed in Public Lands or B-Business). Let people try growing anywhere.
- Reduce costly restrictions—parking requirements, etc.

ACTIVELY

- Offer incentives for vacant land used for food production
- Offer the use of public land for gardening
- Offer the use of public land for food-producing plants (food forests)
- Provide other incentives for food production

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State of Alaska Programs

Alaska Community Forestry Program
2019 Grants
Community Orchards or Food Forests

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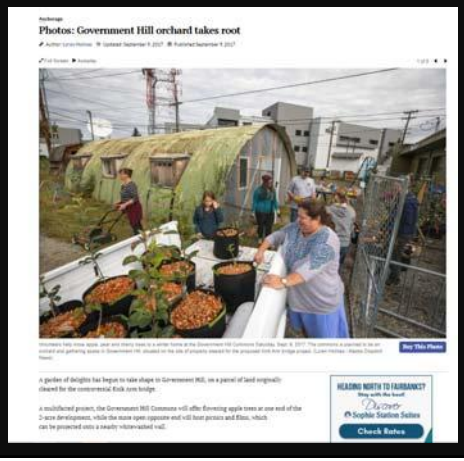
State of Alaska Programs


Photos: Government Hill orchard takes root

ADN

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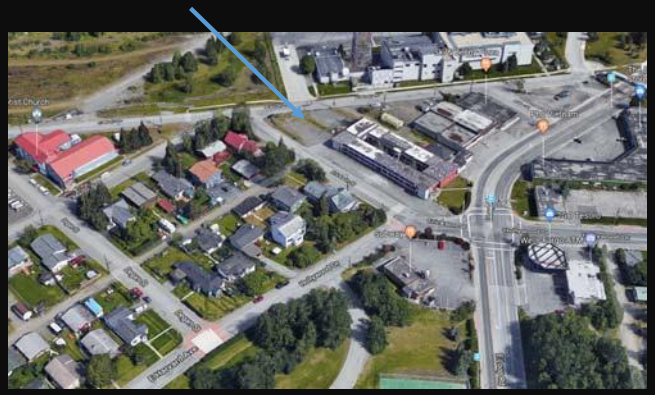
State of Alaska Programs



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State of Alaska
Programs

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State of Alaska
Programs

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2. Facilitate conditions for storing, processing, and selling food

PASSIVELY
- Allow for more flexibility of land use in existing zones
- Expand definitions for home occupations
- Allow for more flexibility in mobile vending

ACTIVELY
- Invite the use of public land for bazaars/markets
- Zone land for storage and food processing (include smoking or seaweed drying as uses)
- Seek feedback from local producers about how to make local food production easier

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3. Take a leadership role in encouraging local production

- Include food production in comprehensive planning
- Actively encourage local businesses to sell local products
- Actively discourage non-local business from monopolizing food systems

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Questions or comments?

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Farmers markets

- Soldotna Creek Park (public)
- Muldoon Park (public)?
- Homer Farmers' Market (private)

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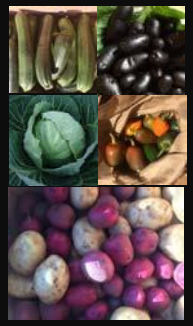
Kodiak Harvest Food Co-op

In fifteen weeks, KHFC sold:

- 48 heads of Cabbage
- 96 bunches of Beets
- 342 English Cucumbers
- 48 Kohlrabi bulbs

422 Vegetables

- 60 pounds of Blue Potatoes
- 60 pounds of Butterball Potatoes
- 200 pounds of Broccoli
- 100 pounds of Carrots
- 150 pounds of Cherry Tomatoes
- 8.5 pounds of Green Beans
- 150 pounds of Red Potatoes
- 10 pounds of Snap Peas
- 85 pounds of Spring Mix Salad
- 300 pounds of Yukon Gold Potatoes
- 500 pounds of Zucchini



1,524 Pounds of Produce

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