

# Planning and Zoning Commission

January 12, 2026

Case #: **2026-0003**

**Case Title: Review and Recommendation by Planning and Zoning Commission of an Ordinance of the Anchorage Municipal Assembly amending Anchorage Municipal Code subsection 21.05, Use Regulations, and 21.15, Rules of Construction and Definitions, to ease restrictions on agricultural uses and food production in the Anchorage Bowl.**

**Agenda Item #: G.1      Supplementary Packet #: 1**

**X** Comments submitted after the packet was finalized

Additional information

Other:

# Public Comments: 2026-0003

Commenter	Email	Phone Number	Submitted
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The proposed amendment to allow a locally owned small business winery as an accessory use—specifically permitting the production, but not the sale, of alcoholic beverages within a residential zone—advances several important public interests and planning objectives.

Firstly, this proposal would encourage residents to grow more of their own food and agricultural products. Allowing small-scale, accessory food and beverage production supports household-level and neighborhood-based agriculture, helping residents engage directly in food production rather than relying exclusively on distant suppliers. This aligns with broader goals of sustainability, resilience, and responsible land use.

Secondly, throughout the lower 48 states, farms are steadily diminishing, and the nation is losing one of its most critical resources: the American farmer. Alaska already faces unique challenges related to food supply and agricultural viability. Supporting small, locally owned producers helps preserve agricultural knowledge, skills, and independence while fostering a more resilient local food system.

Thirdly, increased energy prices and rising transportation costs have made it increasingly difficult for producers to operate effectively. These pressures result in reduced food availability and higher costs for consumers. By enabling small-scale, local production close to where people live, this proposal reduces reliance on long-distance transportation and external supply chains, ultimately benefiting both producers and consumers.

Additionally, escalating labor and fuel costs are driving food prices upward at an unsustainable pace. Food security and economic stability are matters of clear public interest and are appropriately within the concern of the Assembly. Supporting accessory production uses contributes to a more diversified and locally anchored economy, helping mitigate these cost pressures over time.

Finally, in the event of a natural disaster in Anchorage—such as a significant earthquake—the proposed use presents ancillary public safety benefits. Because employees and operators of a small residential-adjacent winery would live in the immediate vicinity, they would be well-positioned to respond quickly to emergencies, provide assistance, and support disaster response efforts if an incident were to occur on-site or nearby.

In summary, permitting accessory food and beverage production within residential zones balances neighborhood compatibility and economic resilience. The proposal supports local agriculture, strengthens food security, reduces transportation dependence, and serves the broader public interest without introducing commercial retail activity into residential neighborhoods.