

## **PLANNING & ZONING MINUTES**

**TUESDAY, JANUARY 13, 2009**

**I. CALL TO ORDER**

The Planning & Zoning meeting of January 13, 2009, was called to order by Tom Ferrazzi at 7:00 p.m. The meeting was held in the Assembly Chambers of the Borough Building in Naknek, Alaska.

**II. ROLL CALL**

Present: Jay King, Steve Jones, Charlie Durand, Matt Niedermeyer, Tom Ferrazzi and Micah Estrada.

Absent: Harold Allen

Also Present: Yvonne Kopy Planning Specialist and Tami Johnson Clerk

**III. APPROVAL OF THE AGENDA**

Tom Ferrazzi wanted to add under New Business B. N.E.A. Voluntary Donation.

**STEVE JONES MADE A MOTION TO APPROVE THE AGENDA AS AMENDED. BY GENERAL CONSENSUS THE AGENDA WAS APPROVED AS AMENDED UNANIMOUSLY.**

**IV. APPROVAL OF PRIOR MINUTES**

MICAH ESTRADA MADE A MOTION TO APPROVE THE PRIOR MINUTES OF DECEMBER 9, 2008 AND SECONDED BY STEVE JONES. MOTION PASSED UNANIMOUSLY.

**V. PERSONS TO BE HEARD**

None

**VI. COMMUNICATIONS:**

A. Reports of Planning Specialist

1. Site Development Applications: Yvonne Kopy stated there were no new site development applications.

**VII. PLATTING BOARD**

A. Aurora Subdivision – Final: Yvonne Kopy stated that Ralph had called her and he did not have ready with the amendments. MATT NIEDERMEYER

MADE A MOTION TO TABLE THIS UNTIL THE NEXT MEETING AND SECONDED BY STEVE JONES. MOTION PASSED UNANIMOUSLY.

B. Whiteberg Road Extension – Final: Yvonne Kopy stated that this is a housekeeping item. This had been looked at; a preliminary plat at last months meeting. MATT NIEDERMEYER MADE A MOTION TO APPROVE THE FINAL PLAT AND SECONDED BY HAROLD ALLEN. MOTION PASSED UNANIMOUSLY.

C. South Naknek Diamond M Road – Preliminary: Yvonne Kopy stated that there is no mapping only what's before you at this time. She tried to locate this on the maps for you, but could not. Keith Jost has been working on this and Yvonne stated that this is pretty standard procedure for what he does. This had gone through the Village Council. There was a short discussion. STEVE JONES MADE A MOTION TO APPROVE THE PRELIMINARY PLAT AND SECONDED BY MATT NIEDERMEYER. MOTION PASSED UNANIMOUSLY.

**VIII. OLD BUSINESS**

None

**IX. NEW BUSINESS:**

A. R.A.B. – Discussion of Upcoming Meeting: Yvonne Kopy stated that a couple of months ago she provided the report of the draft remediation plan for the white Alice site. What she would like the commission to know, is that she has been locked out of a couple of the meetings and at the last meeting she was denied the right to vote. Under further investigation it was determined that in fact she did have the right to vote. She fears for the worst. There was a short discussion. Yvonne thinks that the meeting coming up on April 21<sup>st</sup>, 2009, that it would behoove all of us to attend. Yvonne stated that in speaking with Norman Anderson, it seems they are talking final on this and it is far from final. Yvonne also stated that she has invited the Assembly and is also inviting the P & Z Commission to attend and is inviting as many people as possible to show that we still care about this. There was a short discussion. Yvonne stated that Marv's dream is to see that they put in the King Salmon public water service before they leave. Norman Anderson has stated to Yvonne that he intends on flying here from Dillingham and he has BBNA involved. Charlie Durand suggested getting our new Senator to stir it up. Eddie Clark stated that he had mentioned to Yvonne to check with the bank to see if they are lending money on those properties. To get some facts together, to see if people are getting sick.

B. N.E.A. – Donation: Tom Ferrazzi stated he didn't know that the Assembly had already made a donation to N.E.A. Tom stated he wants to support N.E.A. in any way that we can. When you look at what's hurting us, it's the high cost of energy. If this came through, it would help everyone. Tom suggested writing up another, more recent Resolution in support of geothermal. Tom originally had thought of passing around a hat, to show our support. Charlie Durand asked if anyone had heard any recent news as to the possibility of in fact geothermal sites. There was a short discussion as to possible current informational meetings with N.E.A. and the public to educate us. Jay King asked, "in all the testing, have they run into any natural gas"? There was a short discussion with a unanimous decision to come up with a new resolution in support of geothermal project.

**X. PUBLIC COMMENT**

Abe Williams wanted to thank the Commission, he was here tonight on behalf of Paug Vik, he is the president of the corporation. He wanted to thank them for finishing up the plat for the Whiteberg road extension. He wanted to talk and express some of his concerns he has. There were a couple of letters that came from the planners office on another road project. The concerns that came from the Borough on destroying wetlands and things of that nature in King Salmon, the economic value we have out here. If we don't bring money in from an outside source and generate jobs and projects in our community, it even gets worse than what we currently have. He knows we have gone through a long process to get these roads platted and put into process. We have gone through numerous public comment periods as well as environmental teams, studies and test holes and things of that nature done on these road projects. Any concerns that the Borough Planning & Zoning board has or the employees of the Borough, we definitely want to hear about it and not be derailed or side tracked. This threw him off track and kind of discouraged him and made him wonder what we're looking at here in the Borough. Maybe forging an alliance with the Planning & Zoning Commission and the people that work for them to finer tune our abilities to work in our communities and being a better community as well. Another thing he wanted to talk about was the RAB discussion. The Restoration Advisory Board and the 611<sup>TH</sup>, Todd Fickel is his name. Paug Vik works with them closely, not only from the environmental side but we offer them trespass permits for studies up in King Salmon, because there is a lot of contamination in that area that we do own, so they need trespass permits and land use agreements from Paug Vik. There are programs and projects in the works right now that are going to be looking at potential sites. They are trying to make an effort to do some clean up projects and Eddie did touch bases a little bit of the process and how the monitoring of wells take place up in King Salmon. We don't necessarily agree

with the fact that they are going to start phasing out the monitoring but their testing or phasing out or delay the processes of doing the testing over a period of time, did we agree with that? Not necessarily, but that's what the environmental tests were coming back and relaying back to them. If you could put pressure on them that you'd like to see testing done as they've done in the past, it makes a big difference. It's going to probably be more impacted by what the Feds give them for construction monies for the years. A large portion of their construction monies go to projects that are more important, not to say that this is not important issue that we're talking about here, but a lot of their clean up efforts throughout the state of Alaska get funded first over the priority list versus issues like this. Abe thanked the Commission for their time and stated that Paug Vik phones and doors are always open and if they have any concerns to let Paug Vik know. We want to see our community be successful and strive at the same time. We want it to be safe and friendly in our community as much as possible, but we also know that development drives economy and economy drives a community.

Eddie Clark with Paug Vik asked if the Commissioners had seen the letter to DEC that the Planner had signed? Matt Niedermeyer stated that he believes that this has been resolved. Matt also stated that he believes that Marv had written new letters rescinding the previous letters. Matt stated that if something comes up and is a surprise, he has three phones, pick one up and call him. Matt will do whatever he can to send them in the right direction or answer any questions.

Shelby Boothe just had one comment concerning the Borough supporting N.E.A. and the geothermal project. The geothermal project is just below the dock project and when pushing for any project, the Borough always includes the support of geothermal and the Borough pushes just as hard for geothermal as they do for the dock.

Abe Williams wanted on public record that Paug Vik does support geothermal.

Eddie Clark stated for the record that Paug Vik donated twice the amount that the Borough donated.

**XI. COMMISSIONER COMMENTS**

Matt Niedermeyer thanked all the members of the audience for showing up and also welcomed Charlie Durand to his first meeting as an alternate.

**XII. ADJOURNMENT**

BY GENERAL CONSENSUS THE MEETING WAS ADJOURNED AT 8:00  
P.M.

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Tom Ferrazzi, Chairman

ATTEST:

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Tami Johnson, Clerk