

PLANNING & ZONING MINUTES
TUESDAY, FEBRUARY 10, 2009

I. CALL TO ORDER

The Planning & Zoning meeting of February 10, 2009, was called to order by Tom Ferrazzi at 7:01 p.m. The meeting was held in the Assembly Chambers of the Borough Building in Naknek, Alaska.

II. ROLL CALL

Present: Harold Allen, Jay King, Steve Jones, Matt Niedermeyer, Tom Ferrazzi and Micah Estrada

Absent: Charlie Durand

Also Present: Yvonne Kopy, Planning Specialist, Tami Johnson, Clerk and Marv Smith, Borough Manager.

III. APPROVAL OF THE AGENDA

HAROLD ALLEN MADE A MOTION TO APPROVE THE AGENDA WITH THE ADDITION OF NEW BUSINESS ITEM B. RESOLUTION 2009-01 TRAINING AND SECONDED BY JAY KING AS AMENDED. MOTION PASSED UNANIMOUSLY.

IV. APPROVAL OF PRIOR MINUTES

STEVE JONES MADE A MOTION TO APPROVE THE MINUTES OF JANUARY 13, 2009 AND SECONDED BY MATT NIEDERMEYER. Harold Allen pointed out that the roll call from the previous minutes should reflect that he arrived 10 minutes late, not absent. MOTION PASSED UNANIMOUSLY AS AMENDED.

V. PERSONS TO BE HEARD

J.C. Tudor stated that this is in reference to the Naknek River Subdivision, specifically lot 2, Block 11. Originally it was designated as a park. I don't think it should be changed. He bought his lot believing that the Borough would stand behind what they had presented in the initial lottery. There have been no hearings or public meetings. He bought his lot in 1983 believing that this would not change after the fact. J.C. Tudor urges that this remain as is, there are plenty of other lots available.

VI. COMMUNICATIONS:

A. Reports of Planning Specialist

1. Site Development Permit Applications – Yvonne stated that in front of them, was an e-mail she just received from Rob Babiak, wanting to extend his permit.
2. Dock Expansion Update: Marv Smith stated that there had been a workshop last week that some of the Commissioners were at. Last night there had been a special meeting to discuss Phase II expansion. Marv stated we are in the process of trying to find the funds to do it. There was a short discussion. Marv stated that the Borough is actively trying to accommodate the fishermen as best we can.

Yvonne Kopy wanted to point out that on the table in front of them was also a letter from DNR that we got the grant for funding Isabel's trail. We got \$50 and the Park Service got \$30 for a total of \$80,000.00.

VII. PLATTING BOARD

None

VIII. OLD BUSINESS

A. Naknek River Subdivision: Yvonne Kopy stated that the Assembly wants Planning & Zoning thoughts on this. As it stands lot 1 on the zoning map is marked public buildings and grounds. Lot 2 is marked single family residence. There was a lengthy discussion. Matt Niedermeyer stated there are two issues that we need to address. One, the property and what it is, and two the code; correct? Yvonne replied yes. Matt Niedermeyer stated that what needs to be done is to change the Borough Ordinance to reflect the Planning & Zoning maps. The Ordinance has three categories and the maps have five categories. There was a lengthy discussion. **MATT NIEDERMEYER MADE A MOTION TO CHANGE THE BOROUGH SUBDIVISION ORDINANCE TO REFERENCE THE PLANNING & ZONING MAPS AND CONSIDER THIS LOT 2 TO REMAIN A PARK AS STATED ON THE ZONING MAP AND SECONDED BY JAY KING.** Matt stated that what he is hoping to do is have the original map (the lottery map) carry onto this zoning map. There was a short discussion. **QUESTION WAS CALLED AND MOTION FAILED.** There was a lengthy discussion. Tom Ferrazzi directed the Planning & Zoning Specialist to get a legal opinion. Marv Smith stated that the Borough Code is the law. Matt Niedermeyer asked if this lot can be put up for lottery sale? Marv stated that is a question needing legal advice. Ralph Mancuso stated that the original lottery in 1983, that this lot is excluded from the lottery at that time. There was a short discussion. **STEVE JONES MADE A MOTION TO RECOMMEND TO THE ASSEMBLY**

TO SELL LOT 2 BLOCK 4 AND SECONDED BY HAROLD ALLEN. 2 YES AND 3 NO, MOTION FAILED.

MATT NIEDERMEYER MADE A MOTION TO REZONE THE PROPERTY THROUGH THE APPROPRIATE ZONING PROCESS TO PUBLIC BUILDINGS AND GROUNDS AND SECONDED BY JAY KING, 3 YES AND 2 NO, MOTION PASSED.

Tom Ferrazzi stated that suggestions from J.C. Tudor will be discussed under new business at the next meeting.

IX. NEW BUSINESS

A. P&Z Training – SAVEC March 2, 2009 – Noon-6:00 p.m.: Yvonne Kopy stated that the Division of Community Affairs is more than happy to come and put a training on from 4-7. We will be joined by Lake & Peninsula.

B. Resolution 01-09: A Resolution requesting Alaska Department of Commerce, Community and Economic Development put on a workshop in Bristol Bay Borough. MATT NIEDERMEYER MADE A MOTION TO APPROVE RESOLUTION 01-09 AND SECONDED BY STEVE JONES. MOTION PASSED UNANIMOUSLY.

X. PUBLIC COMMENT

Eddie Clark asked about the Sockeye Salmon fitness trail and as it is, would be on either side of the fence. Eddie stated that the school had applied for a grant to improve the field. Yvonne stated that the Borough was working together with Bristol Bay Borough School District on this. Yvonne stated that this will be a nice trail. Lisa and Isabel Babiak are working on a sub grant and they are working very hard.

XI. COMMISSIONERS COMMENTS

Matt Niedermeyer stated he may be late for the next meeting.

Steve Jones and Jay King will also be gone.

XII. NEXT MEETING DATE

March 10, 2009

XIII. ADJOURNMENT

BY GENERAL CONSENSUS THE MEETING WAS ADJOURNED AT 8:10
P.M.

Tom Ferrazzi, Chairman

ATTEST:

Tami Johnson, Clerk