

# **PLANNING AND ZONING MINUTES**

**Tuesday, February 12, 2008**

**I. CALL TO ORDER**

The meeting of February 12, 2008, was called to order by Tom Ferrazzi at 7:06 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, Tom Ferrazzi and Matt Niedermeyer.  
Also Present: Yvonne Kopy; Planning Specialist and Tami Johnson; clerk.  
Excused Absence: Steve (Slim) Morstad and Elizabeth Eckert  
Unexcused Absence: Steve Jones

**III. APPROVAL OF AGENDA**

HAROLD ALLEN MADE A MOTION TO ACCEPT THE AGENDA AND MATT NIEDERMEYER SECONDED. MOTION PASSED UNANIMOUSLY.

**IV. APPROVAL OF PRIOR MINUTES**

JAY KING MADE A MOTION TO ACCEPT THE MINUTES FROM THE DECEMBER 11, 2007, MEETING. MATT NIEDERMEYER SECONDED AND MOTION PASSED UNANIMOUSLY. Discussion followed concerning the Special January Meeting. Harold Allen wanted to add to item III., New Business his statement after Mark Bradford's statement: "If the land swap takes place, Russ and Rhonda Olsen would be responsible for paying the recording fees. MATT NIEDERMEYER MADE A MOTION TO ACCEPT THE MINUTES OF THE SPECIAL PLANNING & ZONING MEETING, DATED JANUARY 14, 2008, AS AMENDED. JAY KING SECONDED AND MOTION PASSED UNANIMOUSLY.

**V. PERSONS TO BE HEARD**

None

**VI. COMMUNICATIONS:**

**A. Reports of Planning Specialist**

**1. Site Development Permit Applications**

None

**2. Mapping Update**

Yvonne Kopy stated that South Naknek maps are complete. Still waiting for Naknek and King Salmon maps. A short discussion followed. Yvonne stated that she was excited to get the mapping into GIS format, but in light of that the Treasurer seems to interpret the grants differently and she is not sure if we will have enough money to do the GIS. She has already spent somewhere around \$15,000.00 on software and equipment. What we get is CAD and it needs to be turned into a GIS, and there is a fee. Once it's in my computer in that format, then, as we grow and change, I can make the changes with a GPS number and plot it in. Yvonne stated she had given the second GIS desktop to the Fire department. Yvonne stated that the best thing to do is put it out to bid to see how much it would cost to take all the information and turn it into GIS, and then we'll be able to sit at the desk and pull up lots and information and possibly put it on the internet.

**3. Dock Expansion Update**

Yvonne Kopy stated that we had gotten our million from Denali. I am in the process of writing the \$1.7 million dollar grant for EDA for the dock. I just have to manage to get through all the hoops that they put in front of me. When we get that money we'll have a total of \$5.7 million dollars and that will build the dock. We expect construction to begin in April. In March the bids should go out. We have all the permits and thanks to Slim they extended the construction period. Matt Niedermeyer asked, "if it would affect dock traffic this season?" Yvonne stated, "Yes it will, a little more congestion. A short discussion followed with Yvonne stating that we should have the new dock by this time next year.

**VII. PLATTING BOARD**

None

**VIII. OLD BUSINESS**

**A. Subdivision Regulations – revision/update**

Yvonne Kopy told the commission that she had given them a copy of Dillingham's subdivision regulations. Ralph was supposed to be here tonight and had offered to re-do them. Matt Niedermeyer stated, "he would like the whole board to be in attendance when we do this. Glad we have this, so we have something to compare to." A lengthy discussion followed. Yvonne Kopy suggested asking the professionals for recommendations. Matt Niedermeyer stated we should get all 3 parties involved, phone, power and the Borough. Yvonne Kopy will invite Donna and Todd to the next meeting or will call them

and get their opinion on a 60' wide roads, which would give 10' easements. Yvonne Kopy suggested coming to next months meeting with some ideas.

**IX. NEW BUSINESS:**

**A. Ralph Mancuso Proposal to Update Tax Maps**

Yvonne Kopy stated that in your packet is a proposal from Ralph Mancuso for revisions to the Borough Tax Maps for Noah's Subdivision, Gold Creek, Rapids Subdivision and Katmai View. Tom Ferrazzi suggested we bid it out next year. JAY KING MADE A MOTION TO GIVE THE JOB TO RALPH MANCUSO AND SECONDED BY HAROLD ALLEN. MOTION PASSED UNANIMOUSLY

**B. Capital Improvements 5 Year Plan**

Yvonne Kopy informed the commission that she had put on their desks the most recent Capital Projects List. Dave had asked her to ask you to come up with a new list from the Planning & Zoning Commission. Yvonne stated that the dock crane has been ordered and is coming. The dock project is under way. The pathway project was mentioned at the Assembly meeting and that we wanted it listed as number 2. The Assembly told Yvonne to go talk to the Naknek Village Council. It is really unfortunate, because the Village Council has it as their number one priority and the community is screaming for this. A light discussion followed. Rapids Camp-Lake Camp road improvement/Regional Recreational Access is done. The multi-use regional facility, youth center, how long have we talked about this? Yvonne mentioned that when Fred Pike was here, one of the visions we had was the clinic would get a new facility and the library would move into the clinic, which makes a lot of sense. Then the school could make use of the library. The other thing is a community connect grant, that I proposed last year to the assembly. That we create a wireless network, which, a part of the grant would pay for an addition on to the pool. Yvonne informed the Commission that we are looking for a five year plan and the list can be as long as we come up with. We will go forward with this list to the Assembly with a five year plan. Discussion followed with the intentions of coming to next months meeting with ideas for the 5 year plan.

**X. PUBLIC COMMENTS**

Yvonne Kopy had displayed around the Assembly Chambers, drawings, along with a short narrative from the local 3<sup>rd</sup> graders with their ideas on how a city should be laid out. All the members of the Commission walked around and read all of the children's reports. It was decided to give the children certificates, along with a pizza lunch for their hard work.

**XI. COMMISSIONERS COMMENTS**

Matt Niedermeyer – Am I correct in the assumption that the only things that the Bristol Bay Borough is required to do, is have taxation, education and planning & zoning, is that correct? The Planning & Zoning Specialist responded “I don’t know.” Matt inquired as to whether they had hired a fourth policeman? He was told yes.

**XII. NEXT MEETING DATE**

March 11, 2008

**XIII. ADJOURNMENT**

MEETING WAS ADJOURNED BY GENERAL CONSENSUS AT 8:55 P.M.

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Chairman, Tom Ferrazzi

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Tami Johnson, Clerk