

PLANNING AND ZONING MINUTES

Tuesday, April 8, 2008

I. CALL TO ORDER

The meeting of April 8, 2008, was called to order by Tom Ferrazzi, Chairman of the Planning & Zoning Commission at 7:00 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, Tom Ferrazzi, Matt Niedermeyer and Steve (Slim) Morstad.

Also Present: Tami Johnson, Clerk and Dave Soulak the Borough Manager

Excused Absence: Yvonne Kopy, Planning Specialist

Unexcused Absence: Elizabeth Eckert

III. APPROVAL OF AGENDA

HAROLD ALLEN MADE A MOTION TO ACCEPT THE AGENDA. STEVE JONES SECONDED. Tom Ferrazzi wanted to add under item VI. A. 1. c. Tony Wood permit application. QUESTION WAS CALLED TO ACCEPT THE AGENDA AS AMENDED AND MOTION PASSED UNANIMOUSLY.

IV. APPROVAL OF PRIOR MINUTES

STEVE JONES MADE A MOTION TO APPROVE THE PRIOR MINUTES FROM MARCH 11, 2008 AND SECONDED BY JAY KING. MOTION PASSED UNANIMOUSLY.

V. PERSONS TO BE HEARD

None

VI. COMMUNICATIONS:

- A. Reports of Planning Specialist
 - 1. Site Development Permit Applications

a. Heidi Weaver variance request: Lorren & Heidi Weaver had a handout for the Commission members. Lorren Weaver said basically you all are knowledgeable of all the different subdivisions within the Bristol Bay Borough area. My understanding, originally in this un-zoned area and sometime between when Heidi came there in 1988 or 1989 and she has owned and operated a lodge and fish smoking and filleting process in a relatively small portion, compared to other fish companies here. Somewhere in between that time and recently it's been zoned as single residential area. What I'm told was because she was already in operation before the zoning was, they were going to allow her to continue to operate that facility. What we're trying to do at this portion is, the way this evolved was, we have a butcher area where we do all our filleting by hand because we are a value after custom type processing operation. The butcher shop was basically sitting on the ground and so this year I wanted to jack it up and off the ground so we can put pipes and wiring and insulation under there, before you had to lay on your back and had about six inches of clearance between your nose and the floor and almost impossible to work on. We had a general contractor come out and to jack it up and proceed and the floor will have to be beefed up. As he jacked it up asked about adding more space. Lorren Weaver stated that they have made an agreement with the University of Alaska to enter into a program called Processing Fish Right or something to that effect. Where we take students in and we teach them how to do H.A.S.A.P. sanitation, how to fillet the fish, how to really prepare a value added product. Heidi has proven fairly well that she knows how to do this. In the last several years she has won five prizes for her products through the regional Seattle Anchorage area and also first prize at the Boston Seafood Show Internationally for the best commercial product in the world. So I think that's a pretty good signal that we know what we're doing and Bristol Bay has a good product. Our concept is to keep a superior fish and make a superior product, so it's competitive on the market and we would like to share that with Bristol Bay if possible. When the contractor said "Why don't you add 10 more feet?" So, we want to add a 10 x 20 foot addition on to the butcher plant so that we can have these students come in there and make it safe. We want to do things legally. In any event this was turned down, so we're here asking for a variance to get

this addition on. All we want to do is beef up the floor and add this addition so we have space to accommodate the students that we're trying to train. SAVEC is involved, the University of Alaska Fairbanks and I think that BBEDC from Dillingham is involved too. A lengthy discussion followed. Lorren Weaver stated there is a promotion and grants out there, that they're wanting local fishermen and young people to learn how to treat the fish correctly. There is an image problem out here as well as a product problem. We are not competitive with Copper River because we don't treat our fish the same, that's my opinion. Our fish here are just as good as Copper River. If we treat them the same as Copper River, we would be more famous, rather than infamous here. I think we have to start back at the beginning, choose young people and try to teach them how to process fish right. Catching them properly so they're not all cut up, bruised, dried up, eyeballs picked out by seagulls. If iced and bled at the scene and kept at 38 degrees in transport, the product comes out a lot better. There is some vision to this and the vision is to see that Bristol Bay prospers. We have lost a lot of people here in the Borough. Where are the chances to recoup and make this Borough and area successful and prosperous? I believe it is through small entrepreneurship, whether it be construction, glass work, there needs to be a lot of encouragement for small entrepreneurship here. The fish companies are all fine and dandy but I don't think that's the solution to make the Borough stable altogether. The canneries are still here and we're still losing people. There should be more opportunities for small entrepreneurship here if we don't want to fall back to being a village. This is why places like Levelock haven't progressed because they don't have enough business there to compete. Matt Niedermeyer asked, "Wasn't an addition done two years ago and it was permitted okay, and this year it's not being permitted?" It was confirmed by Heidi Weaver that a pack house was built two years ago, it was not an addition it was an extra house. Harold Allen stated the biggest problem is, that this is a commercial operation in a residential area. Lorren Weaver stated that they have affidavits from the neighbors stating that they have no problem with what we are doing. The Borough Manager Dave Soulak asked, "What do you do with the waste after you have filleted the fish and you have slime and everything else, when you wash down your floors, where does all your waste go?" Lorren Weaver stated that in the floor they have catchers and then we

dump that into a larger container. We have a plan to do waste water disposal this year. We are working on that to make it more efficient. We do not run it in the sewer. We have wastewater catchers, the plan we have is to have a 500 gallon tank that we're going to pump it in and when it's full, we'll have to haul it somewhere. Tom Ferrazzi asked how many pounds of fish on the biggest day in the summer do they process? Lorren Weaver informed the commission that they have contracts for 80,000 pounds of fillets currently. We estimated our waste at 20,000 pounds last year and may increase by 1-1/2 times that. That is something we were discussing last night at the Assembly meeting. We really need a solution for that and I don't have one at this point. Because we're not on the water or have a way of building a grinding facility, we have approached the canneries before to try and pay them and we're going to try to do that again this year. There is some discussion with the Assembly to try and upgrade the grinder, set some hours or maybe use the facilities at the dock through user fees, I don't know how that's going to come out, but that's one possibility. The issue you brought up is a valid one, we don't have a solution at this point and we need to work on it heavily to come up with a solution. I understand the current grinder is not the solution. Tom Ferrazzi stated that he can see two things happening, either we can do a variance for this, or the long term solution might be to re-zone to commercial and do it on a conditional use. You would have to talk your neighbors into going commercial. A short discussion followed. Lorren Weaver was asked what the primary purpose of this room that they are wanting to add? Lorren Weaver informed the Planning & Zoning Commission to enlarge the area where they do filleting, so that we can bring students in to work with the filleters and still be safe and have enough room to do it. We are not really expanding what we have, just trying to make it more comfortable. A short discussion followed concerning zoning. **MATT NIEDERMEYER MADE A MOTION TO REVIEW THE APPLICATION FOR A VARIANCE REQUEST AND HAVE IT OPEN FOR PUBLIC HEARING AT THE MAY 13, 2008 MEETING FOR LORREN & HEIDI WEAVER (DIAMOND LODGE). SECONDED BY STEVE MORSTAD AND MOTION PASSED UNANIMOUSLY.**

b. Outpouring Ministries c/o Bristol Bay Christian Learning Center: Russ & Rhonda Olsen approached the Planning & Zoning Commission and stated they have put in their site development permit in to Yvonne and she said she could not or would not sign it and was forwarding it on to the Commission. That's why we are here. Dave Soulak stated that this is The Naknek River Subdivision and has different zonings. Going back to the zoning map, lot 2 is a multi-family and lot 1 is a single family. Dave Soulak stated he had talked with the attorney and the covenants for the Naknek River Subdivision and the zoning maps are conflicting. The Subdivision Covenants take precedence over the zoning maps. Steve Morstad stated that last year those front lots were commercial. There was a short discussion. **MATT NIEDERMEYER MADE A MOTION TO APPROVE THE SITE DEVELOPMENT PERMIT APPLICATION FOR BRISTOL BAY CHRISTIAN LEARNING CENTER SECONDED BY JAY KING AND MOTION PASSED UNANIMOUSLY.**

c. Tony Wood – site development permit: Tony Wood stated he has learned a lot in listening to the Diamond Lodge request. He informed the Commission that he has a residential lot in the Thelma Subdivision which is surrounded by commercial to his East and a concrete batch plant to the South of him and has one neighbor the Webster's. What I'm proposing to do is put a small processing facility in there, so I can direct market my salmon along with some other local fishermen's fish from that location. What I am seeking is a variance to do that. The structure would be a one story structure, approximately 40' x 40'. Tony stated that he previously processed his fish through Adam's and was informed the end of February, that they would be doing their own thing and he would not be able to process through them, so he's in the position he is in now. Tony stated he is not looking to be commercial and would just like a variance if that is an acceptable thing. A short discussion followed. Tom Ferrazzi asked Tony if he had looked into commercial property? Tony stated that he is content at doing his own fish and some of his local fishermen friends fish and not looking to grow past that at this time. If down the road in ten years from now if he has grown this will not support his need and will look into that. Steve Morstad stated he does see the difference between this and Diamond Lodge's request, being

that Diamond Lodge is a continuation of what they have been doing versus this being brand new. I see residential with fish processing plants all over Bristol Bay Borough, we have two tonight. Asked again if Tony had approached anyone for commercial property? Tony replied he is so small that he couldn't afford to buy a piece of commercial property. A short discussion followed. STEVE JONES MADE A MOTION TO SUBMIT THIS THROUGH THE VARIANCE PROCESS WITH A PUBLIC HEARING SECONDED BY STEVE MORSTAD. MOTION PASSED UNANIMOUSLY.

2. Mapping Update: Dave Soulak stated they should be here the end of the month. Tom Ferrazzi stated that having maps like this, it sure makes our job a little bit easier.

3. Dock Expansion Update: Dave Soulak stated that Senator Hoffman has included a million dollars for the dock expansion and also there's another \$500,000.00 from Edgmon. The problem is that we started out with 5.7 million and now it's up to 7 plus million for what we originally wanted to do. Trying to get it out on the street the end of this month or the first part of next month and have the bid opening. Looking at start-up construction in the Fall.

VII. PLATTING BOARD

None

VIII. OLD BUSINESS

A. Subdivision Regulations – Revision/Update – Workshop – Re-schedule:

Rescheduled for April 29th at 7:00 p.m.

C. Fitness/Walkway Path:

Isabel Babiak approached the Commission with her update on grant information on a website called myhometownhelper.com and equipment costs, plus freight to get it here for the fitness/walkway path. Isabel had hand-outs for the Commission with pertinent information. She informed the Commission that we should know if we're eligible for the grant on or before May 15. Tom Ferrazzi stated this is a good project and we should

keep this on the front burner. Next time they do the road, maybe we can make some kind of addendum.

B. Capital Improvement 5 Year Plan – List:

Tom Ferrazzi pointed out the two things that stick out to him are the Naknek River Bridge, being as the fishermen who are trying to do value added product are having a hard time getting their fish off the beach. I think that by building that bridge, we could have a whole lot more accessible and industrial land. The Pathway Project I would like to see too. I think people would be surprised to see how much use a bike path would get if we had one. Gas prices are getting so high, more people may be using this. MATT NIEDERMEYER MADE A MOTION TO TABLE THIS UNTIL THE NEXT MEETING. JAY KING SECONDED Discussion followed. Dave Soulak stated that if you prioritize something and you have a list you can go after grant money. Everything on the list is number one. Matt Niedermeyer added to the list a fish grinder for the dock. QUESTION WAS CALLED. MOTION FAILED

IX. NEW BUSINESS

A. Herb Mitchell- Vacating a Right-of-Way:

Mr. Mitchell approached the Commission showing an easement which is a driveway that cuts through the middle of his property. It was never supposed to be a permanent easement. It was a temporary easement so that his neighbors would have access. There were verbal agreements. I did not know that it had been put in as a permanent easement. They have road access, they need to put in a driveway to the road. The road does border their property. I know they are trying to sell and he is not trying to deny access to the new owners, only this is not a permanent easement. I want it removed as a permanent easement. I would give the new owners a reasonable amount of time to put in a new driveway, of 1-2 years if that's what it takes. A short discussion followed. The Planning & Zoning Commission decided that more research time was needed on this and it will be placed on next months meeting agenda under Old Business.

X. PUBLIC COMMENTS

Shelby Boothe – If you allow commercial processing in single family residence by issuing variance requests, there will be processing going on everywhere. We

have purchased the Sally Herron property and is open to the Planning & Zoning Commission for recommendations for the Industrial Park which is exactly what we need, it seems. There is plenty of commercial property for sale.

XI. COMMISSIONERS COMMENTS:

Jay King stated he will not be here for the May meeting.

Harold Allen asked Shelby Boothe for some additional information on where the property is that the Borough purchased, with the Industrial Park in mind. Shelby informed the Commission that it is across the street from Public Works. Tom Ferrazzi stated that originally the thought for purchasing this property was a secondary escape route for the Elders and the School.

Slim Morstad stated he doesn't want fish processing across the street from him. He didn't buy his home so that a fish processing plant could pop in.

Steve Jones suggested the Commission read chapter 20.24.010 on non-conformities for the next meeting .

Tom Ferrazzi wants on the agenda for the next meeting, to look at developing some sort of Industrial Park and making recommendations to the Assembly.

XII. NEXT MEETING DATE:

May 13, 2008 at 7:00 p.m.

XIII. ADJOURNMENT

BY GENERAL CONSENSUS THE MEETING WAS ADJOURNED AT 9.26 P.M.

Tom Ferrazzi, Chairman

Tami M. Johnson, Clerk