

PLANNING AND ZONING MINUTES

Tuesday, June 10, 2008

I. CALL TO ORDER

The Planning & Zoning meeting of June 10, 2008, was called to order by Tom Ferrazzi at 7:05 p.m. The meeting was held in the Assembly Chambers of the Borough Building in Naknek, Alaska.

II. ROLL CALL

Present: Harold Allen, Elizabeth Eckert, Jay King, Steve Jones, Tom Ferrazzi, Matt Niedermeyer and Steve Morstad.

Also Present: Tami Johnson, Clerk and Yvonne Kopy, Planning Specialist

III. APPROVAL OF AGENDA

STEVE JONES MADE A MOTION TO APPROVE THE AGENDA AND STEVE MORSTAD SECONDED. Yvonne Kopy stated she wanted to add to the agenda VII. Platting Board: Final Plat of Peterson Subdivision. STEVE JONES MADE A MOTION TO APPROVE THE AGENDA AS AMENDED AND SECONDED BY STEVE MORSTAD. MOTION PASSED UNANIMOUSLY.

IV. APPROVAL OF PRIOR MINUTES

Matt Niedermeyer had a question on page 4, MATT NIEDERMEYER MADE A MOTION TO TABLE THIS UNTIL THE NEXT MEETING AND SECONDED BY STEVE MORSTAD. I would like the minutes to reflect that: MATT NIEDERMEYER MADE A MOTION TO TABLE THIS, SLIM MORSTAD SECONDED IT, THEN THE QUESTION WAS ASKED, FOR HOW LONG AND I STATED," NEXT WEEK, NEXT MONTH OR UNTIL I DEEMED FIT THAT IT IS TAKEN OFF THE TABLE BECAUSE I WAS THE ONE WHO PUT IT ON THE TABLE." Harold Allen mentioned page 3, LOREN SHOULD BE SPELLED L-O-R-R-E-N, this was a typo and to add Dr. Weaver. TOM FERRAZZI ASKED, ALL THOSE IN FAVOR OF APPROVING THE PRIOR MINUTES AS AMENDED SAY AYE AND THE MOTION PASSED UNANIMOUSLY.

V. PERSONS TO BE HEARD

Duane C. Durand had one question regarding the motion to table, motion to approve the variance, and seeing as how both those motions failed, what vehicle do you use to carry this over to the next business meeting? It appears to me that the business would have been dead at that time. I don't understand how your system works. Matt Niedermeyer stated that there was an addendum to the meeting, and this happens. They received a letter May 22 from Heidi Weaver requesting that her property be re-zoned and that's why it's an agenda item. Matt Niedermeyer stated he just received it tonight when he came in here. Yvonne informed the commission that the Weaver's requested it at the last meeting and followed up with the letter.

VI. COMMUNICATIONS:

A. Reports of Planning Specialist

1. Site Development Permit Applications

1. King Salmon Inn: Yvonne informed the Commissioner's that it was being moved today. They bought the Delta Western building off of Jack Mathis or his son and moved it over to the Ponderosa. They are going to set it on the very end of the original Ponderosa and will be using this for the restaurant and bar area. **MATT NIEDERMEYER MADE A MOTION TO APPROVE THE KING SALMON INN PERMIT AND WAS SECONDED BY STEVE MORSTAD. MOTION PASSED UNANIMOUSLY.**

2. Steve & Dana Hyams: Yvonne stated that they are on a subdivided lot that was approved within a year ago, on Allen Gilliland land. They are developing a house up there. **STEVE JONES MADE A MOTION TO APPROVE THIS SITE DEVELOPMENT PERMIT AND SECONDED BY STEVE MORSTAD. MOTION PASSED UNANIMOUSLY.**

2. Mapping Update Yvonne Kopy stated that today she delivered the cases with Naknek and King Salmon maps to the airport, where they will be hung. On the wall here tonight we have the first draft of the Pike Ridge/Lake Camp area, so we can use those on the zoning part of tonight's meeting. Mapping is moving right along.

3. Dock Expansion Update Yvonne Kopy informed the Commissioners that we have a letter from E.D.A. for \$1.7 million dollars, so we are funded for Phase I of the dock. It is out for bid right now in the

paper and we have received inquiries already. Bids will be open July 3 and a decision soon after, as to who is awarded the contract. Construction will start in August. We will be right on target for construction. Northland has projected a 20%-30% increase in containers here this year than last year. On July 7 & 8, we have three commissioners coming into town, Transportation, Commerce and Labor. They will be spending two days with us and the reason they're coming is to see the dock project. We are planning for Phase II.

VII. PLATTING BOARD

A. Final Plat – Peterson Subdivision: Yvonne Kopy stated this is the final and simply taking one lot and making it two. Ralph Mancuso was supposed to be here, so if there are questions maybe we can table it until he's here. STEVE MORSTAD MADE A MOTION TO TABLE THIS UNTIL RALPH MANCUSO SHOWS UP AND SECONDED BY ELIZABETH ECKERT. MOTION PASSED UNANIMOUSLY.

VIII. OLD BUSINESS

A. Capital Improvements 5 Year Plan: Yvonne Kopy stated she is not clear on this. She thinks we should prioritize the list somewhat. Most communities have a 5 year projects plan which includes dreams for the 5 years. A lot of times in grant writing they want to know high your list is. Tom Ferrazzi stated depending on the grant, the item in question becomes number one. If a special meeting is needed we will do it.

B. Fitness/Walkway Path: Yvonne Kopy had on the table tonight a copy of the Resolution that the Assembly passed in support of it. There was a fundraiser held which raised \$2300.00 in seed money for this project. Letters have been written to all the stakeholders and they have been invited to a meeting on Tuesday, June 17th here at 1:00 p.m. Tom Ferrazzi instructed Yvonne to get an estimate for ultimately blacktopping the path.

C. Diamond Lodge/Heidi Wolf's Re-zone – Public Hearing: Tom Ferrazzi asked if any of the Commissioners had anything to say before opening up for public hearing: Jay King was for this. Tom Ferrazzi opened up the discussion for public comment, giving everyone who wished to speak, 5 minutes

Frank Schroeder- lives in King Salmon Creek and is opposed. Brought a petition signed by local community members who are also opposed.

Dr. Lorren Weaver – is not opposed and seeks justice for Diamond Lodge.

Peter Angasan – is for the expansion and re-zoning.

Duane C. Durand – is opposed and his name is on the petition that Mr. Schroeder brought in.

Melissa Schroeder – does not live anywhere near the property but is opposed.

Tom Ferrazzi closed the public hearing.

A lengthy discussion followed.

Letters from: Heidi Weaver
Wesley Foster
Francis Schroeder
Bruce Nahorney

Were read aloud.

ELIZABETH ECKERT MADE A MOTION TO RECONSIDER WHAT HAS BEEN PRESENTED THIS EVENING HAS A MAJORITY OF THE PUBLIC AGAINST THIS PARTICULAR ISSUE TONIGHT AND HAVE THE PLANNING & ZONING DIRECTOR TO REESTABLISH AND BRING ALL THE HISTORY BEFORE THE COMMISSION FOR DISCUSSION AGAIN AND SECONDED BY STEVE JONES. Discussion followed to reconsider zoning of the area to just Block 4 at the next meeting with a public hearing. MOTION PASSED UNANIMOUSLY.

D. Zoning for Lake Camp area; Rapids Camp area; Pikes Lake and Ridge area – Public Hearing: Tom Ferrazzi opened up the hearing for public comment.

Rob Babiak – has 2 pieces of property that may be affected by whatever decision is made. One is in Rainbow subdivision and one at Pikes Ridge. In favor of commercial zoning his two lots or unzoned.

Allen Gilliland - 16 years at Katmai View Subdivision, in favor of it staying unzoned, or commercial for flexibility.

Duane C. Durand – owns tax lot 37-016-116A in Chuck-a-Loo Subdivision. would like to see it zoned commercial.

Phil Byrd – owns lot 5, Block 1 of Pike Lake Subdivision would like to see it either zoned commercial or leave it un-zoned.

Jim Johnson – owns lot next to Rob in Rainbow Subdivision. Happy with no zoning, but if we have to zone then commercial is my second choice.

Steve Mark – owns lot 4 in Katmai View Subdivision. Commercial would be alright, long as it's not industrial.

Mary Olsen – owns lot 4, Block 3 in the Chuck-a-loo subdivision. Has always planned on developing it commercially and would oppose any regulation that would hinder it.

Joe Klutsch – been a resident for 37 – 38 years. Gave a brief history of area. Has a traditional fish camp and lives the lifestyle. Value of great resource is at stake here. How many more lodges do we need on this river? What is the threshold? I think we have passed it, enough already. We need good solid planning. Take a measured approach and think about what's going to be left for our kids in the future. Enough already on excessive commercial development. He is not speaking to any specific zoning. He lives on the Southside and moves by skiff back and forth.

Virgil Banach – has been on both sides of the fence, had a lodge and now is building a home. Naturally if he says he doesn't want any commercial, now he's selfish because he wants it all for himself, that is not it. He has seen the amount of pressure the river has taken in the last 25-30 years. It can't sustain what's going on, it will never last.

It was decided to move forward and discuss again at the August meeting.

IX. NEW BUSINESS:

A. Ordinance No. 2008-05 Title 13 Streets & Sidewalks: Yvonne Kopy stated that this proposed ordinance came from the Borough Manager. A short discussion followed. ELIZABETH ECKERT MADE A MOTION TO TABLE ORDINANCE NO. 2008-05 UNTIL THE NEXT MEETING AND SECONDED BY STEVE MORSTAD. MOTION PASSED UNANIMOUSLY.

X. PUBLIC COMMENTS:

None

XI. COMMISSIONERS COMMENTS:

Harold Allen – Maybe at a workshop we could come up with a strategic planning session.

Elizabeth Eckert - Concerned about site development application that comes from the public requesting doing something with their property. She would like to see more history involved presentation to the P & Z for better decision making. Example being the drawings from Ocean Beauty housing, she would not have agreed seeing what is there. It looks hazardous. She would like to see more site development information, in preparation for the meeting.

Jay King – going back to the re-zoning of four, was the spot zoning, in the letter from Arne, says the underlying question is whether the zoning decision advances the health and safety and general welfare of the community. A zoning decision that merely provides the individual benefit and what I got out of that is, if you have an area that has a benefit for the community, you could maybe spot zone it or you look at something that is purely benefitting somebody for themselves and not generally the community.

Tom Ferrazzi – Agrees with Elizabeth Eckert about the site development permits, perhaps a signature line for the Fire Marshal's approval and also a signature from DEC if their doing a fish processing plant.

XII. NEXT MEETING DATE:

August 12, 2008

XIII. ADJOURNMENT:

BY GENERAL CONSENSUS THE MEETING WAS ADJOURNED AT 9:40 P.M.

Tom Ferrazzi, Chairman

Tami M. Johnson, Clerk