

PLANNING & ZONING MINUTES
TUESDAY, SEPTEMBER 8, 2009

I. Call to Order

The Planning & Zoning meeting of September 8, 2009, was called to order by Chairman 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: Harold Allen, Steve Jones, Tom Ferrazzi, Matt Niedermeyer, Micah Estrada.

Excused Absence: Charlie Durand and Jay King

Also Present: Tami Johnson, Borough Clerk Marv Smith, Borough Manager and Rosie Fay, Community Development Coordinator

III. Approval of Agenda

STEVE JONES MOVED TO APPROVE THE AGENDA. MATT NIEDERMEYER SECONDED. MOTION PASSED UNANIMOUSLY.

IV. Approval of Prior Minutes: August 11, 2009

HAROLD ALLEN MOVED TO APPROVE THE MINUTES OF AUGUST 11, 2009 MEETING. MICAH ESTRADA SECONDED. MOTION PASSED UNANIMOUSLY.

V. Persons to be Heard

None

VI. Communications

A. Report of Community Development Coordinator: Rosie Fay gave an update on the landfill electric fence. She reported that the grant was not approved. The goal was to fence the whole area in. They went down and measured the area that would be needed as an alternative and received a quote on that area. It still looks like it will create a problem because part of the fence is going to have to be taken down for snow removal. She reported that they are still deciding on that project and doesn't know if that will be on hold until next summer or not. Rosie is preparing the CIAP application for the Port of Bristol Bay Phase II project that is coming up this month. The application has been put on hold again until next fall. The grant won't be available to utilize however, there are plenty of other grants coming out that can help the Borough devise a port plan. With a port plan it will keep the Borough competitive to request more money for the project.

- B. Rosie is looking at a grant for energy efficiency and weatherization for the Borough buildings. It is in appropriation for our Borough. She just needs to send in the request and tell them what we are looking at. This block grant could make six or seven Borough buildings more energy efficient. They are in the process of trying to get an energy rater here to do an energy audit and identify what needs to be done. Having this done will give the Borough an edge when applying for this grant.

Marv Smith discussed the idea of a port plan. He reported that there will be public hearings on the next phases. If people do not attend the hearings with input on the port their right to complain about the phases will cease. He believes the next step for the port will be in moving all utilities such as electric, water, and fuel headers to new section. These must be completed before the Borough can move forward on this project. Matt Niedermeyer questioned if the Phase I plan for the port was to band-aid the original dock until Phase II when it will be filled in. Marv stated there is no port plan and it should have been done before the Borough got to where it is now. A port plan should have included a twenty year outreach that may be updated every five years. The port is the most key infrastructure that the Borough has for economic stimulus and we don't have a plan on where it is headed. Rosie added that a port plan is an important step in competing for grants.

The Borough has been appropriated \$35,250 from ACMP for updating the coastal management plan. This money will be used for mapping areas of erosion and developing new natural hazard designation.

Rosie also reported that she submitted an application to the Pebble Fund to fund a water feasibility study to locate the Naknek wastewater influent line for \$35,000. The last day at the Borough for Rosie will be October 16th. The board thanked Rosie for the job she has done.

- 1. Site Development Permit Applications
 - A. Paug-Vik Inc., Ltd.
 - B. Bristol Bay Telephone

Rosie read the permit application stipulations over the phone to the Bristol Bay Telephone Company Manager, Todd Hoppe and he stated that he had no problems with them. Steve Jones stated that he doesn't think that the phone company needs a development permit as it is a utility easement and BBTC is not excavating anything. Steve believes that the board needs to make a decision regarding this as Naknek Electric would need to get a development permit every time they install power lines also. Reading and discussion of Ordinances.

VII. Platting Board
None

VIII. Old Business

- A. Letter to Chris Young: Marv was contacted by him and he is gone for the year. The Borough will proceed, will do this in house and charge him.

IX. New Business

- A. CIP List for 2011: Rosie stated that this is needed for the legislature and SWAMC. Marv reported that one thing not on this list and is on the STIP the road from King Salmon to Naknek and the three bridges. The STIP and CIP need to be the same. MATT NIEDERMEYER MADE A MOTION TO ADD THE ALASKA PENINSULA HIGHWAY AND BRIDGES INCLUDING A BIKE PATH TO PRIORITY A OF THE CIP LIST. HAROLD ALLEN SECONDED. MOTION PASSED UNANIMOUSLY. Matt Niedermeyer stated that he sees South Naknek road improvements on this list. He would like to see Borough road improvements added for washed out roads like at Sockeye road. Shelby Boothe reported that the State gives money to the Borough every year for roads that have been sitting in a fund available for use. Matt also suggested using funds for the Beach Access road.
- B. Denali Commission Transportation Program FY10 Project Nomination: The Denali Commission has road money and the Borough needs to identify roads needing improvement. There was a lengthy discussion regarding roads. Matt Niedermeyer suggested prioritizing regularly Borough maintained roads with emphasis on school bus routes and last the secondary roads. Discussion of washed out roads including Sockeye and Coho. There was a discussion regarding the flooding at HUD in Naknek. Shelby suggested working with multiple federal agencies and get crushed asphalt for the HUD road and other problem roads. Matt would like to see Sockeye and Coho roads second on the list. Shelby suggested culverts for existing roads and reminded the Board that the Beach Access road is sinking. The final decision was to apply for funding for Borough maintained roads with emphasis on the bus routes and washed out roads.
- C. Bristol Bay Energy Summit October 8-10, Dillingham: Marv Smith stated that if a new planner is on board at that time he will try and send him.
- D. Permit Application Revision/Zoning Ordinances: Rosie had samples of other entities' development applications. She is asking for suggesting on changing the forms. Steve suggested having number 11 on the form including intended varied utilities. Steve pointed out that anyone who wants a phone line is going to be required to get a permit, as of tonight. Rosie would like to see a section included for a description of the proposed project. Tom would like to see a spot for a DEC signature for any processing facility and a fire marshal signature for all industrial or commercial buildings. Marv suggested instead of doing that include all other permits must be in place. It was agreed to add #8, #9, #10 and #12 from the Lake & Peninsula permit application. Tom would also like to add location of septic tank and well to the site plan. He thinks it would be helpful to have information on your neighbors septic and well included. Tom stated that this may seem like a hardship, but in the long run these things help the home or land owner. Who wants to redo a well when you find out you put it too close to someone else's? Rosie suggested bringing an updated permit form to the next meeting for approval. The Board discussed changing time limit requirements.

X. Public Comments

Shelby Boothe commented that on two occasions buildings were put in before roads were put in and the utilities have interfered with the construction of the road. His understanding is that

the utilities go in a 10' wide easement adjacent to the road or right-of-way. He realizes that nobody bothers to monitor where utilities are being placed. In one case, on the Pinochle John road there is a power pole close to the middle of the road. Not only is it out of the 10' easement for utilities it is sitting where you would have to do a round about to get around it. When the site development permits are done you cannot stress enough that the utilities have to stay where they are platted to go. Shelby stated that the phone lines are right on within a foot of the right-of-way. Steve stated that the phone company had them surveyed. Shelby stated concerns that if you have the telephone lines on side of the road and the power lines on the other side, where is the bike path going to go? Shelby stated that these roads were platted in the 1980's and all utilities need to stay within the dedicated 10' right-of-way easement.

XI. Commissioners Comments

Matt Niedermeyer is sad to see Rosie go and wishes her and Francis all the best.

XII. Next Meeting

October 13, 2009

XIII. Adjournment

BY GENERAL CONSENSUS THE MEETING WAS ADJOURNED AT 8:58 P.M.

Tom Ferrazzi, Chairman

ATTEST:

Tami Johnson, Clerk