

PLANNING & ZONING MINUTES

TUESDAY, SEPTEMBER 9, 2008

I. CALL TO ORDER

The Planning & Zoning meeting of September 9, 2008, was called to order by Tom Ferrazzi at 7:03 p.m. The meeting was held in the Assembly Chambers of the Borough Building in Naknek, Alaska.

II. ROLL CALL

Present: Harold Allen, Matt Niedermeyer and Tom Ferrazzi.

Excused Absence: Steve Jones, Jay King, Slim Morstad and Elizabeth Eckert.

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

III. APPROVAL OF THE AGENDA

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

IV. APPROVAL OF PRIOR MINUTES

1. Regular Meeting of 8-12-08: HAROLD ALLEN MADE A MOTION TO APPROVE THE PRIOR MINUTES OF AUGUST 12, 2008 AND SECONDED BY MATT NIEDERMEYER. MOTION PASSED UNANIMOUSLY.

V. PERSONS TO BE HEARD

Fred Hodge, Leader Creek Fisheries, Barge Ways: John Lowrance bought this property from Rod Egemo several years ago. Fred brought maps and showed the area that they are wanting to develop, which is about 3-3/4 acres. In order to make this function properly they need to get the grade to the river precise. In addition we need to know precisely where the sanitary sewer line is. We need to establish a pocket to cross the sewer line. Fred showed and explained how the whole thing will work. From the side, the slope being determined by Ralph Mancuso is around a 5% grade. They have hired Tryck, Nyman & Hayes, an engineering firm to design something that won't freeze, for the sewer line and something that will hold up to the loads which they have. Fred informed the Commissioners that they are awaiting a letter from DEC with a go ahead to begin the dirt work before it freezes. They need to get the property leveled and prepped for the project. It is a two phase operation; 1 is the dirt work and 2 is the concrete work. Harold Allen asked how many permits Leader Creek has and Fred reported

they have 4 permits in order, all except for the Bristol Bay Borough permit. Dave Lax is going to do the dirt work as soon as the go ahead from the Borough has been approved. Matt Niedermeyer asked, "What can the P & Z board do to help you? Fred stated that repetition in this case is appropriate. Dave Lax stated he is anxious to get it done, he has the dock and this project and the dock will take precedence. Fred Hodge stated they need to move some dirt. MATT NIEDERMEYER MADE A MOTION TO RECCOMEND THAT THE PLANNING & ZONING DIRECTOR TO GRANT LEADERCREEK FISHERIES A PERMIT TO MOVE THE DIRT; CONDITIONAL ON APPROVAL D.E.C. AT A LATER DATE AND SECONDED BY HAROLD ALLEN. MOTION PASSED UNANIMOUSLY.

VI. COMMUNICATIONS:

- A. Reports of Planning Specialist
2. Dock Expansion Update: Dave Lax reported to the Commission that they started today with hauling 40,000 yards staging at the top of the hill. They will haul 40-45 days. The steel is being rolled in Ohio. They will begin driving pilings in mid-April. The question was asked about local hires. Dave stated there are ten local hires for hauling. Yvonne stated that Dave has a strong reputation for local hires.
 1. Site Development Permit Applications
 - a. Ralph Mancuso Permit Issued 8/14/08 – Ralph put a garage on his property
 - b. U.S. Fish & Wildlife Service Permit Issued 8/27/08 - They want to replace an existing water line.
 3. Memo from Dave Soulak – Development permits: Yvonne stated the most important part is under 20.20.060, standards of evaluating the application on page 106. There was a short discussion and this section should be applied when making our decisions.
 4. Elizabeth – Site Control Questions: Yvonne referenced to Tom & Matt from the past, that we cannot increase the permit, because we have to go through the Assembly. Yvonne stated that this write-up is a nice reference for her.

VII. PLATTING BOARD:

- A. Ted Petersen Subdivision – Preliminary Plat: Yvonne Kopy stated we had nothing for this.

VIII. OLD BUSINESS:

A. Ordinance No. 2008-05 Title 13 Streets & Sidewalks: Yvonne Kopy stated that Todd Hoppe from BBTC was here tonight and she had spoken to Donna Vukich from N.E.A. and she was unable to attend tonight's meeting. Todd Hoppe read the following: BBTC feels that the proposed amendment to Title 13 Streets and sidewalks of the Bristol Bay Borough Code is unfounded. As far as I know there has not been an issue with BBTC, NEA, nor the Borough for that matter, using or misusing a right-of-way.

BBTC and NEA are both cooperatives comprised of the residents of Bristol Bay Borough. The proposed amendments would add new expenses to BBTC, NEA and the Borough. Those expenses will eventually end up being paid for by the cooperative members who are actually the Borough residents.

Unless there has been an issue in the past, which I am unaware of, I believe that this proposal is over kill and burdensome. I know that NEA, BBTC and the Borough are all trying to make this community a better place for all. Adding more regulations and creating excessive paperwork and expense to utilities in a community of this small size would be a detriment instead of a benefit.

I do not believe that any more action should be taken on this proposal.

There was a short discussion.

MATT NIEDERMEYER MADE A MOTION TO TABLE ORDINANCE NO. 2008-05 SECONDED BY HAROLD ALLEN. MOTION PASSED UNANIMOUSLY.

B. Discussion on study of impact on Naknek River and development in upper river: Lake Camp area; Rapids Camp area; Pikes Lake and Ridge area: Yvonne Kopy stated that she had given in the packet, the covenants to Pike Lake and a map showing how many are able to be zoned. There was a short discussion. The decision to wait until the October meeting so that a full P & Z Committee would be in attendance.

C. Capital Project List – Prioritize: Yvonne Kopy stated the Assembly has directed P & Z to come up with a list of 10 or so items, that we will forward to our legislators. A short discussion followed. Matt Niedermeyer stated he doesn't care who gets the money, as long as it's Bristol Bay.

- #1. Port of Bristol Bay – Phase II to include small boat harbor for the fishermen
- #2. Emergency Access & Egress for School
- #3. Industrial Park
- #4. 200 Dock Crane

- #5. Naknek Sewer Extension Phase III A, Donna G to Wolverine
- #6. King Salmon Public Water Project & Sewer Extension Project
- #7. Naknek River Bridge & South Naknek Road Access
- #8. Public Safety Building
- #9. Pool Expansion to include Youth Room/Replace Siding
- #10. Pathway Project
- #11. Naknek Sewer Line re-locate
- #12. Move T-Rex shed & insulate Solid Waste facility

MATT NIEDERMEYER MADE A MOTION TO SUBMIT THE CAPITAL IMPROVEMENT PROJECT LIST OF 1-12 AS PRESENTED AND HAROLD ALLEN SECONDED. MOTION PASSED UNANIMOUSLY

IX. NEW BUSINESS:

- A. Naknek River Subdivision – “in-home business” definition/bed & breakfast: There was a short discussion with no action taken.
- B. Naknek River Subdivision – amending the penalty for violation of Ordinances: There was a short discussion. Matt Niedermeyer stated he would like to see a full board here to discuss this. Tom directed Yvonne to find out what other communities do, for discussion at next months meeting.
- C. Houseboats on the Naknek River: Yvonne stated she had had a conversation with Neal, the enforcement officer regarding Charlie Summervilles vessel. It sleeps about 20 people and they plugged his discharge, so that no wastewater or gray water can be dumped. He was told nobody could sleep on the boat. There was a short discussion. Yvonne stated she was told that soon as they drop anchor it becomes a dwelling and can be taxed. D.E.C. is on it. Matt Niedermeyer directed the Planning & Zoning Specialist to look into what other municipalities do and have information for the next meeting.

X. PUBLIC COMMENTS:

Dave Lax stated he thought the Planning & Zoning Commission were doing a great job and is impressed with the job they're doing.

Fred Hodge is impressed with the order of this meeting and how it was carried out professionally and have made good decisions.

XI. COMMISSIONERS COMMENTS:

Harold Allen would like to see the CIP list go forward to the Assembly and give them the leeway for any changes, and is glad to see that there is room for change. Harold also wished to thank Yvonne for her time and she is doing a good job.

Matt Niedermeyer stated he liked to see the public participation at the meetings. The more the merrier. Matt thanked Yvonne and Tami for being here.

Tom Ferrazzi stated it was nice to have a small audience here. Tom also wanted to pass on congratulations to the new Borough Manager Marv Smith. Tom invited Marv to the next meeting.

XII. NEXT MEETING DATE:

The next meeting will be October 14, 2008.

XIII. ADJOURNMENT:

The meeting was adjourned by general consensus at 9:00 p.m.

Tom Ferrazzi, Chairman

Tami Johnson, Clerk