

PLANNING AND ZONING MEETING MINUTES

Tuesday: September 11, 2007

I. CALL TO ORDER

September 11, 2007 Meeting was called to order by Tom Ferrazzi at 7:08 p.m. The meeting was held in the Assembly Chambers of the Borough Building, Naknek, Alaska.

II. ROLL CALL

Present: Tom Ferrazzi, Matt Niedermeyer, J.C. Tudor, Steve Jones, Steve Morstad and Harold Allen.

Absent: Jay King

Also Present: Yvonne Kopy; Planning Specialist and Tami Johnson; Administrative Assistant.

III. APPROVAL OF AGENDA

STEVE JONES MADE A MOTION TO APPROVE THE AMENDED AGENDA. J.C. TUDOR SECONDED.

DELETE; VII. PETERSON SUBDIVISION FINAL MOTION PASSED UNANIMOUSLY

IV. APPROVAL OF PRIOR MINUTES

J.C. TUDOR MADE A MOTION TO APPROVE THE MINUTES OF AUGUST 14, 2007, STEVE JONES SECONDED. MOTION PASSED UNANIMOUSLY.

V. PERSONS TO BE HEARD

None.

VI. COMMUNICATIONS

A. Reports of Planning Specialist

Yvonne Kopy welcomed Harold Allen to the P & Z Commission.

1. Site Development Permits Issued

Marcus Watson

Mr. Watson is putting up a building down Ralphs Rd.

William Rooney

Mr. Rooney is building on the river by Bear Trail Lodge. There was some concern about the building being too high. Yvonne had a conversation with Mr. Rooney and explained to him that we have a 35' height ordinance and he assured her that it wouldn't be any higher than that. There was a light discussion about well and septic placement. Matt Niedermeyer suggested putting item no. 11 on the permit application adjacent wells and septic. Matt said, "Slim brought up a valid point, what is the purpose of knowing what's on the adjacent lots. Yvonne stated that this site development permit is one of the best she's seen. Steve Jones agreed. The permit was designed by an engineer is why.

Dale & Kathleen Myers

Right down the river is another issue. They are putting a septic near the water. Yvonne stated she informed the Myers's that it must be D.E.C. approved and they told her it was. Property between Bear Trail and Patterson's. Yvonne stated she was giving them a heads up on the road that was put in to Bear Trail Lodge is an easement that was designated by Paug Vik on land that they own. The main part of the road, the straight part before it turns is all Paug Vik easement. Paug Vik is about to develop the area around the Myers. As it becomes more developed there may be more issues that arise.

Jerry Schultz

Yvonne has tried to chase Jerry Schultz down to get him to fill out a permit. She has spoken with him today and has brought this to the Commission. He has a building about ¾ up, by Rapids Camp. Yvonne went up to check out the road and saw the house being built. Jerry Schultz said he had hired Jake Custer to build and get all the permits. Jake Custer has not and it has been about six days ago. Yvonne faxed him a copy of the permit and he said he would get it right back to her. That was last week. When Yvonne spoke to Jerry today, he informed her he had given Jake the \$25.00 and had told him to come in and fill out the permit. Yvonne told Jerry she had a meeting tonight and the Committee may decide to issue a fine. Matt Niedermeyer questioned about a house that was there and it was removed and is it sitting on an easement? There wasn't a permit issued for that one. It has fuel hooked up to it, it has power hooked up to it and it has phone hooked up to it. What do you consider a permanent structure? Matt stated that the reason for

the permit in question, is because the new building is where the one that was moved is. Can we recommend a fine for Jerry and let the other guy have a free pass? Steve Morstad stated if you keep giving people time, how many warnings do you give them? That is what Matt was wondering, what about the other property? The question was asked, "whose property is it? Sandor Manyoki was the answer given. Matt Niedermeyer stated we need consistency. **STEVE MORSTAD MADE A MOTION THAT WE SHOULD GET A PERMIT FROM EACH OF THE PROPERTY OWNERS (SANDOR MANYOKI AND JERRY SCHULTZ) BY SEPTEMBER 30, 2007. SECONDED BY J.C. TUDOR. MOTION PASSED UNANIMOUSLY.**

2. **Mapping Update**

Yvonne reported that with the extra money, additional pages have been added. Looking at doing the entire Borough Subdivision, that would be three pages to do from Wolverine all the way up through Lynx Loop. Shelby looked at it and said the only thing that we missed is one corner, which is the landfill. We will adjust things so we won't have to add another page. We are getting Pikes Ridge and Lake Camp. Steve Jones asked, "how far out of King Salmon?" Just to King Salmon Heights, Yvonne informed him. Naknek maps are done. Discussion followed. Yvonne mentioned, it is the landowners responsibility concerning property lines and recording.

Yvonne stated that Homeland Security funded the plotter that is in Rosie's office. Once we get the maps we will be able to print them. Will have capacity on computers, to type in an owners name and it will pop up, lot size and structures on it. Data along with detailed information will be in the new machine for all lots. Training for Rosie and Yvonne will be in Anchorage in November.

3. **Dock Expansion**

Yvonne is working on a Denali nomination again. They have put a cap of one million dollars. We were going for \$1.5. So we are down \$500,000. EDA had promised along the way \$2.5 and now they say, we can give you \$1.5. Shelby instructed the engineer to do a cost with different phases. We do have the million dollars from BBEDC. The last guesstimate, in May for the dock was going to be 9 million dollars. Big jump from 1 to 9 million. Matt

Niedermeyer asked if we were earmarked to receive money from King Salmon Village, for the dock? Is there a sunset of a year or two years before it goes away? Yvonne replied, "King Salmon Village Council sponsored us to go to BBEDC. We needed a tribe to sponsor the Borough, they were the sponsor, that was their participation. I have since suggested that maybe Naknek Native Village Council might want to sponsor us. In writing there is a sunset. Verbally, they say don't worry about it. Denali is up 12/01/07. The problem is that some of our senators have gotten in to trouble and it is impacting funding for EDA. Best thing to do is go forward in pieces. Each penny counts, so whatever we can cut out we will. We are trying to see if we can get enough funding to get started. J.C. Tudor asked about the property that the Borough has made an offer on. Yvonne said she had just gotten a call from Laverne Pettigen who is the broker on the property. Laverne has talked to BIA , and we have to wait for them to do their appraisal and they told Laverne, not to rush them, they do four properties a month. We are in line.

VII. PLATTING BOARD

Katmai View Subdivision – Final

J.C. TUDOR MADE A MOTION TO APPROVE THE FINAL PLAT FOR KATMAI VIEW SUBDIVISION. STEVE JONES SECONDED. MOTION PASSED UNANIMOUSLY.

VIII. OLD BUSINESS

A. Clearing & Grading of Land Permit

Tom Ferrazzi's main concern was re-forestation. If a site is graded flat and then left open for wind and erosion. A short discussion followed by the decision to have Steve Morstad and Tom Ferrazzi come up with a rough draft on a new clearing & grading permit, for the next meeting.

IX. NEW BUSINESS

None

X. PUBLIC COMMENTS

None

XI. COMMISSIONERS COMMENTS

Steve Morstad informed the board that he will not be at the next meeting. He has

a Board of Fisheries meeting.

Yvonne Kopy is trying to gather as much information and maybe set up a teleconference for next months meeting, with the property owners in the Donna G Subdivision.

Steve Morstad thanked Yvonne Kopy for the packet she handed out on Planning & Zoning regulations, this is very helpful.

Yvonne Kopy informed the commission that there may be a class offered at SAVEC in November on Planning & Zoning. She asked all the members to let her know if they were interested in attending such a class. Yvonne also told the Commission that a plaque was presented to Marv Smith at the September Borough Assembly meeting.

Tom Ferrazzi welcomed Harold Allen to our fine board.

Matt Niedermeyer told Harold Allen welcome aboard and he was glad Harold showed interest.

Steve Jones thanked Yvonne for all the information she handed out concerning the Donna G Subdivision including the history behind it. Welcome to Harold also.

XII. NEXT MEETING DATE: October 9, 2007

XIII. ADJOURNMENT: 8:45 p.m.

Chairman

Tami Johnson – Administrative Assistant